

748  
F

# A TRIP

TO THE

## Dominion of Canada,

BY

HUGH FRASER,  
FARMER,

CLUNE, INVERNESS-SHIRE, SCOTLAND.



HALIFAX, N. S. :

PRINTED AT THE MORNING HERALD OFFICE, 58 & 60 GRANVILLE STREET.  
1888.

T

# A TRIP

TO

## The Dominion of Canada,

BY

HUGH FRASER,  
FARMER,

CLUNE, INVERNESS-SHIRE, SCOTLAND.



HALIFAX, N. S. :

PRINTED AT THE MORNING HERALD OFFICE, 58 & 60 GRANVILLE STREET,  
1883.



# A TRIP

TO

## THE DOMINION OF CANADA.

---

My object in publishing this pamphlet is to communicate to the farmers of Invernesshire particularly, my impressions of the Dominion of Canada as a field for emigrants of the agricultural class—impressions based on a visit which I made to that country last summer. I give the result of my own observations, combined with what information I was able to collect from reliable sources. I shall in my narrative study simplicity, and say only what I believe to be truth. A great deal of sound information has already been published regarding the Dominion, and its agricultural resources. It must be known to the readers of this pamphlet that the Hon. J. H. Pope, the Minister of Agriculture, himself a skilful practical farmer, as I am given to understand, invited delegates representing farmers in the United Kingdom, to visit the Dominion. The invitation was responded to, and reports to the number of upwards of a score have been published, presenting a variety of useful information. The idea was a good one. Government agents are supposed to give only the favorable points of the country, but the reports published by the delegates give both sides of the subject, and the authors of these reports are gentlemen well known, and highly respected in the localities from which they hail. Hence farmers receive them in the full confidence that they contain what the authors believe to be the truth. I visited the country on my own responsibility in order that I might satisfy myself as to its farming qualities, and thus be able to present reliable information based on the knowledge thus acquired.

It is necessary that I should at the outset present a brief sketch of the Dominion of Canada as a whole. The Rev. Principal Grant, of Kingston, Ontario, published some years ago, an interesting and instructive book entitled "Ocean to Ocean," being a diary kept during a journey from the Atlantic to the Pacific, with the expedition of the Engineer-in-Chief of the Canadian Pacific Railway,—the principal being Secretary to the expedition. "Travel," he says, "a thousand miles up a great river, more than another thousand along great lakes, and a succession of smaller lakes; a thousand miles across rolling prairies, and another thousand through woods, and over three great ranges of mountains, and you have travelled from ocean to ocean through Canada." Here then, reader, is a journey from east to west through one of the colonies of Her Majesty—the great Dominion—extending to over four thousand miles. That simple fact gives an idea of the enormous extent of the country. An air line from ocean to ocean would make the space about a thousand miles less, but the distance which the traveller must pass is over four thousand miles. The Dominion constitutes the half of the northern continent of America. It embraces an extent of territory larger than that of the United States, leaving out Alaska. It has an extent about equal to the whole of Europe. It abounds in magnificent lakes and rivers, and enjoys a climate which is at once healthy and most favorable for agriculture. It embraces an area of about 3,500,000 square miles, a portion of it being in a latitude as far south as that of Rome, and extending towards the north to the Arctic Circle.

The Dominion abounds in mineral wealth. It has iron, gold, silver, coal and lead. It is divided into seven Provinces, namely: Nova Scotia, New Brunswick, Prince Edward Island, Quebec, Ontario, Manitoba, and British Columbia, besides the vast territory of the North West, in which are included the District of Assiniboia, Alberta, Saskatchewan, Athabaska, each of which in point of extent might constitute a kingdom. The government of the Dominion is Federal. The capital is Ottawa, where the central government is located. The government has for its head a Governor-General, appointed by the Queen, his salary

being paid by the Dominion. The members of the Senate are appointed by the Crown on the nomination of the government. The House of Commons contains, of course, representatives from all the provinces, and is elected by the people on a principle which approaches to universal suffrage. The government is, as in Great Britain, responsible to the House of Commons. Each of the Provinces has a legislature of its own which manages the crown lands, and whose jurisdiction extends to other specified matters which do not come within the functions of the House of Commons. Each Province has a Lieutenant-Governor who is appointed by the general government at Ottawa. One of the most important matters placed within the jurisdiction of the local government is Education, which is in advance of that of the old country so far as its extension to the people is concerned. Every poor man's children enjoy without any fees its inestimable benefits, and have in this way an opportunity of rising to positions of influence and usefulness. It is hardly necessary to say that there is, as in all the dominions of the British Empire, the utmost religious freedom. There is no State Church. Each body has its own colleges and divinity halls, and the cause of religion is supported by the voluntary contributions of the people.

It is of importance that correct ideas should be entertained respecting the climate of the Dominion. I have already stated that the latitudes are such as must necessarily present a great variety of climate. Let us begin with the Canadian winters. They usually set in about the beginning of December. The frost is as a rule intense, and the quantity of snow which falls ranges from one to three feet, but as the atmosphere is dry and bracing the climate during the winter is remarkably healthy, and the dryness of the air prevents the cold from being felt so much as if it were damp. The weather is as a rule clear and pleasant, and the snow becomes so solid as to admit of sleighing—a very agreeable kind of locomotion. That the winters are long cannot be denied. Spring does not open till about the middle of April. There is not much growth till about the beginning of June, and then vegetation advances as a rule with rapid strides—with a rapidity of which

people belonging to the old country can form no conception. July is a splendid month. The heat becomes pretty intense, and nature assumes a most attractive aspect. Cereals and esculents develop most rapidly, and harvest operations begin in August. In Nova Scotia, for example, the springs are very backward, more so than further west, on account of the ice that comes down from the north. In May there is no great growth. The winds are cold, and there are few blossoms, but June brings a change, and the blossoms appear and speedily develop. Nova Scotia is famed for the splendid quality of its apples. It is rarely that the blossoms are injured by the frost, for there is no dangerous development until the warm weather sets in. Notwithstanding that growth is so late beginning, harvest operations commence quite as early as in Scotland. There is a fallacy to the effect that the rapid Canadian growth injures the quality of the crops. This is a mistake. The splendid quality of American produce proves the contrary. Wheat, barley, turnips and potatoes are produced in abundance and in great perfection. Spring time is the most disagreeable portion of the year. The summers are fine in Canada, and so is harvest time, which extends as a rule, as far as fine weather is concerned, to the beginning of December. November, which is the most disagreeable and gloomy month of the whole year in Scotland, is not infrequently a very fine month in Canada. There the days are longer by two or three hours, and the sun shines brightly, making the month by no means so gloomy as it is in Scotland.

The most absurd notions have been entertained in Scotland respecting the character of the climate of the Dominion, and these notions have been propagated by agents connected with the United States, with the view of preventing emigration to Canada and directing it to the Republic. I can only speak personally of the summer and autumn, as I was not in the country during winter or spring. I found the climate truly delightful during my stay in the country, but the crops produced, and the fruit grown in the Dominion present to the farmer the most conclusive evidence as to the character of the climate. The importation of wheat, flour and other agricultural produce, and

the splendid variety of fruit is the best possible evidence as to the excellence of the climate on the whole. The severe winters are doubtless a drawback, as farming operations are prevented while the snow lies on the ground. During December, January February and March no ploughing whatever can be done, but during the other months of the year there is an important compensation in there being comparatively little wet weather to prevent regular work. As we all know, the changeable climate we have in Scotland presents a drawback in farming operations from which the Canadian farmer does not suffer. My readers will perceive that I am anxious to state what I believe to be truth. I mean to give the *pros* and *cons* of the subject. Every Province of which the Dominion consists has its own characteristics as to climate. The description I have given is *general*. For example the cold of the inland portion of the Dominion is far more intense in winter than it is found in the Maritime Provinces of Nova Scotia, New Brunswick, and Prince Edward Island. But the inhabitants do not suffer in consequence, as the atmosphere inland is much drier. Then in summer the heat inland is more intense, as the cool sea breezes are not there enjoyed.

I was much amused after my experience of the country, in reading extracts from a pamphlet published in New York last year, and entitled "The Settler's Guide to the North West." The writer says, "*the climate of Manitoba consists of seven months of arctic winter, and five months of cold weather.*" Well, the writer's ideas must be of a very peculiar kind, for I found the weather during my visit to the North West warm enough, without being positively oppressive. The writer's knowledge of geography is equal to his knowledge of climate, and he shows that he has drawn largely on his imagination. In Manitoba, Indian corn, the melon, and the tomato ripen in the open air, and that is more than can be said for the temperature of the south of England. As to the the climates of countries it may be truly said, "by their fruits ye shall know them."

I shall now proceed to say something about my journey.



I left my home at Clune, Inverness-shire, on the 24th of June, 1882, and as I was being rapidly conveyed by railway to Glasgow, that immense city of more than half a million inhabitants, I could not but think of what my grandfather would have said if he had been informed of the speed with which people were to travel in my day. Any one who predicted that within a century, people would be driven along an iron road and drawn by an iron horse, at the rate of thirty or forty miles an hour, and who should venture to say that the human voice would extend by means of a thing called the telephone to fifty or sixty miles, and be distinctly heard, or that a message could be flashed across the broad Atlantic in a few minutes would be in danger of suffering for witchcraft. Having arrived in Glasgow, I immediately took the train to Greenock, where I was kindly received and entertained by a friend. On the following day, the 30th, I returned to Glasgow and transacted some business, and spent the Sabbath in the city. On Monday, the 3rd of July, I arranged my luggage for the voyage, and left by train for Liverpool at a quarter past 9 o'clock p.m., arriving at that city at 5 o'clock next morning. Here we found one of the Allan Line of Steamers taking in cargo, and preparing to leave at 11 o'clock a.m. All the heavy luggage was stowed away, but we were permitted to take to our berths such light luggage as we required. The Messrs. Allan, proprietors of the line of steamers, are Scotchmen. Their father was Captain Allan, of Salteoats, Ayrshire. They were five brothers who were in company, when in 1852 they undertook to enter into an arrangement with the Canadian Government for the running of a line of mail steamers suited to the requirements of the passenger and cargo traffic between Liverpool and Canada. They have now upwards of a score of splendid boats, besides a fleet of iron clippers sailing to all parts of the world. It will be remembered that the senior partner of this eminent firm died suddenly in this country.

After leaving Liverpool a stiff breeze got up, and among the female passengers especially, sickness was the order of the day. We directed our course after leaving Queenstown towards St. John's, Newfoundland, which is distant about two thousand

miles. I may mention that on our arrival at Queenstown, on the 5th July, the vessel was boarded by a number of Irish women and boys, who offered fruit, milk and other commodities for sale. During our short stay at Queenstown the Irish accent was predominant on board, but besides we had a Babel of tongues, for the passengers consisted of Scotch, English, French, Dutch, and I know not how many more nationalities whose language I did not understand. But it may be well doubted whether any of the languages spoken were in force, originality and antiquity equal to our Gaelic, which if not spoken in the Garden of Eden, must have originated not very long after the period of Edenic felicity. As the noble vessel ploughed the deep she encountered heavy winds all the way till on the 13th she arrived at St. John's. Here I met Mr. McKenzie, a friend from Inverness. That gentleman is like his father, very hospitable. He was right glad to see us, and was as kind as possible. After a drive in the neighborhood we met Mr. Alex. McKay, of Pictou, a real Highlander in appearance and heart, with whom we parted at a late hour.

Newfoundland is an island on the east coast of America, opposite the Gulf of St. Lawrence. It is separated from the Labrador coast on the continent on the north by the Strait of Belleisle, which is about twenty-one miles wide. There has been much written recently in the Canadian newspapers, particularly those of the Lower Provinces, regarding the expediency of closing up the strait by a formidable breakwater, which would prevent the ice, which drifts in enormous quantities through it in spring, from coming down on the coast of the Maritime Provinces, and thus seriously affecting the climate. The island is about the size of Ireland, being in length about 450 miles, and in breadth from 40 to 300 miles. The interior of the country cannot be said to have been thoroughly explored. The island is better adapted for the fishing than the farming business. But there is a good deal of fine land which, if brought under proper cultivation, would produce excellent crops. Newfoundland is the oldest of the British Colonies in America. It has not cast in its lot with the Dominion. Its finances are prosperous, and from all I could

learn there is no ardent desire on the part of the people to become joined to the other Provinces. Saint John's is a flourishing town, containing I should say, about 30,000 inhabitants. This is simply an estimate, for I failed to enquire as to the population. A book on the history and resources of the island has been recently published, of which the Rev. Moses Harvey, of St. John, is the principal author, and which I am informed, contains valuable and thoroughly reliable information on the subject of which it treats.

On the 14th of July we left St. John's, and beheld a number of splendid icebergs, shining in all their beauty. But there are melancholy associations connected with these travelling ice mountains, for many a noble ship have they sent to the bottom. But they are really beautiful to look at from a distance, and breathe an icy atmosphere which extends a great way, and gives the mariner warning of their approach. On Sunday, the 16th, we entered Halifax harbor at 3 o'clock, p. m. The city is beautifully situated, and the harbor is one of the finest in the world. It is easy of access, and extends to a distance of about twelve miles. It is remarkably well sheltered from every wind that blows, save from the south-east, by undulating hills of very moderate altitude. About a couple of miles from the entrance there is a small island called after one of the Georges, which is situated in the centre of the harbor, and which breaks the waves entering from the Atlantic, and forms a deep channel on either side, through which vessels of the heaviest tonnage can pass safely. Any hostile fleet attempting to enter here would be subject to a hot fire from guns of large calibre, mounted on a number of forts erected for purposes of defence. The harbor at its western extremity, expands into a large bason, surrounded by hills, where a large proportion of the British navy might anchor in perfect security.

Halifax is the capital of Nova Scotia. I should say it has a population of about thirty thousand. It is the principal naval depot of Her Majesty on the American continent. It was settled in 1749. As a port it lacks one thing absolutely necessary to make it a fitting port for the British fleet, and that is a capa-

cious dock where vessels of the heaviest burden could be repaired. It seems strange that the British government has not taken steps to erect one in a locality where it is so much wanted. The Dominion Government should move energetically in the matter, and surely such a movement would result in the erection of a structure worthy of the greatest maritime power in the world. Some of my readers may say that I ought to confine my remarks to matters connected with farming, but I claim the right of making such general remarks as may occur to me. He is a poor specimen of humanity whose ideas do not extend beyond his own business.

On the 17th we got out our luggage, and left the ship, of which Captain Brown is the worthy commander. Nothing could exceed the attention to duty which characterised that gentleman and his crew during the voyage—a testimony which I am sure all the passengers would be ready to bear in their favour. At one o'clock we got on the Intercolonial Railway for the purpose of proceeding to a town in Pictou county called New Glasgow. The line runs along the harbour for ten miles to a place called Bedford. After leaving that station the line penetrates inland. I now began to direct a farmer's eye to the quality of the Nova Scotian land, and I can assure the reader that the first impression after leaving Bedford is anything but favorable. The ground, for some miles inland, is rocky in the extreme, stones and boulders existing in great profusion, among which we noticed a few goats biting the grass in a region where only such animals could well exist. We passed a series of small lakes surrounded by rough stunted trees and shrubbery of various kinds. As we proceeded the country assumed a more pleasant aspect, and as we approached a village called Subenacadie, distant from Halifax about forty miles the country looked well. But the comparatively small portion of it under crop struck me as very remarkable. The style of farming seemed to me very poor indeed. There was here and there a patch of oats, barley or potatoes. I noticed no turnips or mangolds, nor did there appear to be much wheat growing. The soil seemed of very fair quality, but it has not been subjected to either draining

or manuring to any adequate extent. A few healthy looking sheep might be seen here and there. Passing Shubenacadie the train proceeded to Truro, which is about twenty miles further on. This is a flourishing town in which manufactures of various kinds are carried on with some degree of spirit and enterprise. It is situated in a beautiful valley, and in the centre of a fine agricultural county. From the appearance of the soil I should say that if subjected to a process of scientific cultivation such as that which obtains in Scotland where there is similar soil, it would yield at least a crop double that which is now obtained. Here I would remark of Nova Scotia in general that there is not perhaps a country within the wide range of Her Majesty's dominions, on which the sun never sets, where a healthy stalwart man who has work in him, and is determined to bring it out can more easily obtain a good living. In Scotland the farmer with small capital and heavy rent to pay finds it absolutely necessary to be up with the lark, and work hard till dewy eve in order to make ends meet and leave a little over; but in Nova Scotia, as I can testify from observation, farmers and their sons do not work to half the extent of those in the old country. In Nova Scotia the farmer owns his own land and has therefore no rent to pay. He can raise all that his family requires and take the remainder to a ready market where fair prices can be obtained. It is true that a number of the farms are mortgaged. That is the result as a rule of want of thrift. When a man borrows money on his property, for which he has to pay heavy interest, the debt hangs like a mill-stone round his neck, and his energies die out. But a man who is determined to keep out of debt, and bring up his family to work on the farm is sure to prosper, having all the necessities, and not a few of the luxuries of life. Land can be obtained for a trifle; but the mischief is that farmers have often too much land, and that only a small portion of it is under efficient cultivation. Nothing astonished me more than the number of vehicles in Nova Scotia. There every man has his gig, which in the old country is not unfrequently regarded as a proof of gentility—hence the possession of such vehicles is designated with not a little humour by Thomas Carlyle

as indicating a social degree of standing which he calls, "giggery." In Scotland a man thinks nothing of walking two or three miles, but in Nova Scotia pedestrianism is ignored, and every strong youth must sit in his carriage. The number of these vehicles at the country churches on Sunday is a sight such as is rarely seen in Scotland.

But I must come back to the thread of my prosaic narrative. Proceeding at a rattling pace the train arrived at my destination, New Glasgow, in the afternoon of the day we left Halifax, the former town being about 100 miles distant from the latter. And I felt thankful to God for having brought me safely so far on my journey. I felt rather fatigued after the long voyage, but here I had rest. I resolved to visit some of the farms near New Glasgow. I visited Mr. N. McKay's farm. Here there were good wheat, oats, potatoes, and hay, and also a nursery which thrives well. Turnips however appeared inferior. I also visited the farm of Mr. Ross, who is carrying on all sorts of improvements, building, draining, &c. The crops were good, but one mistake which the farmers make is that they do not apply lime to the land, by which its fertility would be greatly improved. From Mr. Ross' farm we drove to a woollen factory, at a place called Hopewell, where I saw good patterns of cloth at the Hopewell Woollen Mills Co., Limited, and a large quantity of very fine wool, which in quality I freely confess exceeded my expectations. I came to Mr. J. McKay's farm, and had a look at his excellent estate. His crops were really excellent. He has a stock of capital agricultural implements, in the invention of which the Americans beat us hollow. They show their genius in this direction by inventing articles which save labour and do the work most efficiently. I returned to New Glasgow in the evening, well pleased with what I saw.

There was rain during the night. Mr. N. McKay very kindly called and drove me to Fraser's Mountain, from the top of which I saw an immense tract of country, east, west, north, and south, containing a large number of inhabitants. But it struck me as remarkable that the people were not seen at work, but in returning I met a good number of those I missed from the fields

driving their own vehicles, while others were employed in the fields. The people here take matters more easily than we can do in the old country, and well they may, for they have no rents to pay, and they can make a living far more easily than we can.

I visited Sutherland's farm where I saw fair crops, but in the neighborhood there are some very poor farms. I returned and had tea with Mr. McKay. Here I met Mr. J. MacKay, a gentleman 90 years of age, and the Hon. Mr. Fraser, 80 years of age. They gave me the history of the town of New Glasgow, referring to the condition of the place when not a tree was cut. Where the flourishing town now stands with a population of 3,000 there was the forest primeval seventy-eight years ago. The only farm implements in use were the axe and the hoe. The first log houses were built by the people lending a hand, and every one doing something to forward the work. A man of the name of Chisholm was among the first, if not the first inhabitant of the town. He was called Daddy Chisholm. Although called Daddy he had no children. The first business man in the place was James Carmichael whose son J. W. Carmichael and grandson James M. Carmichael are now enterprising shipping merchants in the town. Here I may remark that the first considerable settlement made in the County of Pictou, in which New Glasgow is situated, was in 1773, when a vessel called the Hector arrived at what is now the county town, which is distant about ten miles from New Glasgow. The vessel brought about 200 souls. The majority of these were from Rosshire. The early settlers must have been a hardy race. Of the toil which they had to undergo we can form no adequate idea. The poor emigrants imagined from the representation of the agent that they were going to a land, if not flowing with milk and honey, where at least they could settle and make a good living without any great toil. But they found neither houses nor food, and were subjected to privations and toil which contrast very strikingly with the condition of their descendants at this day.

I met with great kindness in New Glasgow from Mr. A. C. Bell, the honorable Mr. Fraser, Mr. D. C. Fraser, Mr. Patterson, and others, too numerous to mention.

I would remark here that the Nova Scotians are a stalwart, good-looking set of people—quite equal to the inhabitants of the land of brown heath, and shaggy wood; but they will pardon me in saying that they do not think so much of their own country as they should, and a vast number of the young men of the country, instead of applying themselves to the cultivation of the soil, do not relish hard work, and have betaken themselves to the United States, where they must work even harder than they would require to do in their native country, and where otherwise they do not get superior advantages to those presented by residence in their own country.

#### A VISIT TO CAPE BRETON.

I made up my mind to pay a visit to the Island of Cape Breton, which constitutes an important part of Nova Scotia, and respecting which little is known in the old country. As the reader may see by the map the island is one of considerable extent. It is inhabited chiefly by Highlanders many of whom came from the Hebrides. Here the Gælic language is spoken with great purity, although as in Scotland it is gradually being corrupted by the introduction of the English. From New Glasgow there is a line of railway which runs across the country to the distance of eighty miles ending at the Strait of Canso—a narrow channel which separates the island from the main land. On the 20th of July I left for the strait by the train. The day was very warm, hotter than any we experience in Scotland. I may here remark that July is in this climate the warmest month in the year. On the way to the strait I found very poor farming, all the route. We left New Glasgow at 1 o'clock p.m. and arrived at Canso about six o'clock. I crossed to the other side, and proceeded by steamer to South Sydney next day. This town is a very quiet one. There are no manufactures of any kind. The situation is beautiful, and the streets very clean, but there is very little traffic of any kind. Separated by water to the extent of about four or five miles is North Sydney—a very different sort of place. Here there are valuable coal mines, and considerable shipping traffic. It presents a striking contrast to South Sydney. Cape Breton



is rich in minerals. Coal mines are worked on a large scale and the quality is excellent. The Sydney coal field—the most extensive in the Province—extends from Mira Bay on the east to Cape Dauphin on the west, a distan. of thirty-one miles—a tract of country occupying an area of about two hundred square miles. It is a singular fact that for a period of two hundred years after the discovery of Cape Breton, where the coal deposits are in many places exposed on the coast, historians and navigators make no mention of them.

When at Sydney I went to the prayer meeting held in one of the Presbyterian churches, and attended the morning service on Sunday when the Rev. Mr. Farquharson preached an excellent Gaelic sermon. I also attended service in the evening. In Cape Breton the Gaelic is spoken all over the island. In travelling along the roads one cannot make a mistake in saluting the people in that noble language. There is a fine lake that almost divides the island, called the Bras d'Or Lake. I sailed along this lake. The scenery is beautiful. There are no lofty mountains such as we have in the Highlands. The land is comparatively undulatory. There is an island on the lake called Boulardarie which stretches along about twenty or thirty miles, and which is very fertile, although the cultivation is poor. The inhabitants are all Highlanders, and are in comfortable circumstances. There is a short canal about half a mile in length with locks, leading from the ocean to the lake which saves a great deal of sailing. Through this canal we passed. The scenery reminded me of that on Loch Ness which it very much resembles, and the land in many places is like that of the Erichite Wood Crofts. I have so much to say within a limited space on my trip that I cannot dwell at any length on Cape Breton. I may, however, say that the Highlanders are about all proprietors of their farms. But they do not cultivate well. Their fathers came principally from the Western Isles, and knew little or nothing of farming. Their descendants have not made much progress as a rule. They obtain a living very easily, and live in comfort so far as the necessities of life are concerned.

I returned in a few days to New Glasgow, and drove to Pictou, the capital of the county to which I have already incidentally referred. Here I had the pleasure of making the acquaintance of Mr. Donald Fraser, with whom I remained a night. Mr. Fraser is a good farmer and occupies a good social position. He drove me to Mr. Logan's Tannery, an extensive establishment which turns out 25,000 tanned hides yearly, and consumes about 10,000 tons of hemlock bark annually. We called on Mrs. McKay, a venerable Scotch lady, with whom we had a refreshing conversation in Gaelic. We then came to Mr. Crerar's farm, which is well kept. Mr. Crerar is a cousin to the late Mr. James McPherson, Billaid, and the late Mr. Charles Stuart, of Dalcombie. We returned to Mr. Fraser's house in the evening. I took a turn round the farm. The crops of all kinds were excellent. He has a good orchard; I counted thirty-five different sort of fruit trees. After dinner we took a drive, and I saw Carriboo Island, consisting of 300 acres, which was offered for sale for six hundred pounds sterling. We then returned to Pictou, which is a town of about 3000 inhabitants. It has a good harbor and is beautifully situated. The great majority of the people are of Scotch descent, and indeed this remark holds true of the inhabitants of the whole county. After having pleasant intercourse with Mr. Watson, the cashier of the Pictou Bank, Mr. Grant, and Mr. Henderson, I drove out with Mr. Patterson to have a look at the farms at a place called Barney's River. I must say that the farming in this quarter is in general very poor. The land has been allowed to run out for want of proper attention. We returned at 9 o'clock. Both at New Glasgow and Pictou there is no lack of good preaching, and the people turn out well to worship.

I returned to New Glasgow. I may say that the town is making great progress in various industries. There is a glass factory, foundries, ship-building, and other industries which circulate money. The total sales of coal raised in the county of Pictou during the year 1882 were 466,137 tons. The great coal mines are the Albion, Acadia, Intercolonial and the Vale mines, all within three or four miles of New

Glasgow. Nova Scotia is certainly very rich in minerals. The total sales of coal in the province for the year 1882 were 1,250,179 tons. There is also gold, of which during the same year, there has been a yield of 14,107 ounces. This is the largest yield since the year 1871, when the production rose to 16,882 ounces. I may here remark that the sales of coal in the county of Cape Breton was during the past year 385,568. These facts I have obtained from the official report of the Nova Scotia Department of Mines. There is also abundance of iron ore in the Province. This business is only as yet in its infancy—the Steel Company being the only one which conducts operations on anything like an extensive scale.

#### DEPARTURE FOR THE NORTH - WEST.

On the 3rd of August I left New Glasgow for the North-West. I had to go back on the line by which I came to New Glasgow to the town of Truro, a distance of about forty miles, in order to get the train on the main line. Truro is, as I have said, a flourishing town. Not far from it and on my route westward is Londonderry, where are the works of the Steel Company, and the only iron smelting furnace in the Province. The Dominion Parliament, in order to encourage iron smelting, passed a measure lately granting a bounty of six shillings a ton on all the iron produced in the Dominion. Passing on we arrived at another flourishing town, Moncton, in the Province of New Brunswick, at four o'clock in the afternoon. The Government Railway Works, which are extensive, are located here, and the town is growing fast. But I ought to have said that I passed through twenty miles of splendid marsh lands bordering on the sea before coming to Moncton. The quality of hay is excellent. But little of the low lands is under cultivation, but fine crops are obtained on the upper reaches of this delightful country. I drove out with Mr. Bruce, of Moncton, who kindly pointed out the improvements being made in the country. The meadow land for hay is really fine. I started early for the train,—August 4th,—and passed through dense forests, seeing a few small huts here and there.

The train is now careering through a portion of New Brunswick towards Quebec. The line we take branches northward towards the St. Lawrence river, there being another branch striking south-west to St. John, the capital of New Brunswick. Moncton is distant from Halifax 187 miles, and 89 miles from St. John. As the train moves on smoothly and with great speed we pass through dense forests to which there seems no limit. The land in this region is, for the most part, poor and stony, reminding me by its general appearance of Inverfarigaig Pass. We have traversed 309 miles since we left Moncton, have passed about 30 different stations with the most outlandish names possible, some of them of Indian and some of them of French extraction, and have arrived at Rimouski on the St. Lawrence, the Canadian summer port of the Allan line of steamers. The land is poor, and the people chiefly French. Passing on we come to River duLoup. Here we had the good fortune to meet the distinguished Premier of the Dominion, Sir John A. Macdonald. I got introduced, and he was as kind and affable as could be. He gave me a letter to the honorable Mr. Pope, the Minister of Agriculture, who takes charge of the immigration department. Any one coming in contact with Sir John cannot be astonished at his popularity. He made himself as familiar and agreeable with me as if we had been old acquaintances. I am told he has the art of making friends of everybody with whom he comes in contact.

We now get on the train, and after a drive of about 125 miles come to Point Levi, opposite Quebec. We crossed the ferry and found ourselves in the city of

#### QUEBEC.

This celebrated fortress is situated on a steep promontory at the junction of the rivers St. Lawrence and St. Charles, and is connected with all the leading cities of the American Continent by means of railways. Its fortifications are about three miles in circuit, and added to its natural commanding position, constitute one of the strongest fortresses on the American Continent. Its

harbor is excellent, accommodating the largest ships. It was founded by the French in 1608, and was taken by the English in 1629, and afterwards restored to its former possessors. I had an opportunity of examining the battle ground on the Heights of Abraham, which was fought in 1759, when the celebrated General Wolfe fell, together with Montcalm, the French commander. In this great battle—great in virtue of its consequences—the Fraser Highlanders distinguished themselves. The Quebec Historical Society has published a most interesting manuscript journal relating to the operations before Quebec in 1759, kept by Colonel Malcolm Fraser, then Lieutenant of the 78th Highlanders. Colonel M. Fraser died in 1815, at the age of 82. The original of the manuscript is in the possession of the family of the late Honorable J. M. Fraser, who permitted the Historical Society to take a copy of it for publication. The manuscript says that three officers of the regiment were killed and ten wounded in the battle. "We had, says Colonel Fraser, about five hundred men in action. We suffered in men and officers more than any three regiments in the field."

Well do I remember the story of the taking of Quebec, as related in my hearing when a boy, by old McPherson, the Quebec veteran, then 90 years of age. The scene was now brought vividly before me, as described by the old enthusiastic warrior.

I left Quebec on the 5th of August for Montreal, a fine city—resembling very much the commercial cities of Scotland. Its population is about 160,000, three-fourths of whom are of French descent. The Victoria Tubular Bridge, built by the Grand Trunk Railway, and one of the finest structures of the kind in the world, spans the river St. Lawrence at this point. I called at the office of the Canadian Pacific Railway, and got necessary information from Mr. Drinkwater, the secretary. Montreal is quite a commercial city. The navigation is closed in winter in consequence of ice, but the port is busy during the rest of the year. The late Sir Hugh Allan's house is a fine structure and from its elevated position commands a fine view of the surrounding country.

Montreal is the commercial metropolis of the Dominion in the meantime. The town is built on the Island of Montreal, which is situated at the junction of the river Ottawa with the St. Lawrence. The island is about 32 miles long and about ten broad at the widest part. Some of the buildings are very fine. The Cathedral of Notre Dame is a very spacious building capable of accommodating ten or twelve thousand persons. The city returns three members to the House of Commons and three to the Provincial Legislature. The population was in 1871, 107,000. The great bulk of the people are French Canadians, with a mixture of English, Irish and Scotch. I conversed freely with a number of my fellow countrymen, who are prospering here. The streets present a substantial appearance—the edifices being constructed chiefly of limestone quarried near the city. The general appearance of the commercial part of the city reminded me of Glasgow. But my space will not allow me to dwell on Montreal. On the 8th of August I arrived at

#### OTTAWA,

the capital of the Dominion. The city stands in a fine position on the right bank of the Ottawa river. It is 126 miles W. N. W. from Montreal, and 450 miles from New York. The town was founded in 1827 by a man having the shortest name possible Colonel By. It used to be called Bytown, but the name was changed to Ottawa in 1854, and the Queen selected it as the capital of Canada in 1858. The Government buildings are very fine. The corner stone was laid by the Prince of Wales in 1860. They are built of light-colored sandstone, the roof being covered with purple and green slates, and the pinnacles being ornamented with wrought iron castings. The library is a detached circular building with a dome 90 feet high. The buildings cover nearly four acres, and I was informed they cost about £800,000. The population of the city is about 30,000.

I called at the office of the honorable Mr. Pope, the Minister of Agriculture, and had an interview with his secretary, who received me very cordially, and offered every facility and en-

couragement to enable me to examine the country and report respecting its agricultural capabilities.

The day after my arrival at Ottawa I went by railway to Renfrew, a flourishing town distant from the capital about sixty miles, and having a population of about 1,000 souls. I was received at the station by Mr. Mills, a most respectable farmer, and also by Mrs. McIntyre. Mr. Mills drove me to his farm which is out from town three or four miles. Next day my host kindly drove me to the property of Mr. Curtis, who offered me one of his farms of from two to three hundred acres for a yearly rent of twenty pounds. Both Mr. Mills and Mr. Curtis are good farmers. I visited a cheese factory. The milk is supplied from the farms in the neighbourhood in large quantity; and the factory seems to flourish. The quality of cheese produced at the cheese factories is excellent as a rule. There seems to be far more attention paid to the making of cheese in Canada than to the making of butter. At Renfrew I had tea with Mr. Campbell, the minister, and his lady, and spent a most agreeable evening. I afterwards enjoyed the hospitality of Mr. McRae the miller at Renfrew—a genuine Highlander. I attended church and had dinner with Mr. McIntyre. I mention the manner in which I was treated as indicating the kindness and hospitality of the people. Mr. Mills, at whose house I spent a week, was more than kind, and gave me a good deal of information of which I will make use as I proceed with my narrative. Renfrew has unlimited water power, has several churches, branch banks, a foundry, tannery, woolen, saw and flour mills, and exports large quantities of lumber.

I returned to Ottawa, where I stayed a day or two before leaving for the west. I left the capital on the 17th of August and proceeded to Brookville through new settlements. The land does not, in this quarter, seem very tempting for the immigrant. Brookville is an important station on the Grand Trunk Railway, and a port where all steamers plying on the St. Lawrence call. The streets are well laid out and there are some handsome buildings. The population, I believe, is about 5,000. Leaving this flourishing town we proceed to Toronto, the capital of Ontario,

which is the most populous Province in the Dominion. What an insignificant figure does Great Britain make in point of extent compared to this country. An award has been made as to the boundaries of Ontario which, if confirmed, will make this one Province of the Great Dominion larger by far than the whole of Great Britain! It will have an area of about 200,000 square miles, nearly equal to that of France! There are splendid tracts of land here. It is a question whether British farmers emigrating to this country would not really be better off by settling in Ontario, or one or other of the older Provinces, than by going west. Distance lends enchantment to the view, and leads many to travel far for benefits which might be secured nearer. The following return which was prepared by the Bureau of Industries for the Province of Ontario, and published by the Government of the Province, will show the average production per acre of the whole Province for the year 1882.

Fall Wheat,	bush.	26.3
Spring Wheat,	"	16.5
Barley,	"	28.6
Oats,	"	36.4
Rye,	"	18.8
Peas,	"	19.6
Corn, in ear,	"	64.3
Buckwheat,	"	25.2
Beans,	"	20.7
Potatoes,	"	115.
Mangolds,	"	488.
Carrots,	"	403.
Turnips,	"	448.
Hay and Clover,	tons	1.14

This statement will be of more use in conveying an idea of the fertility of the soil than pages of general description. It is a splendid country for the production of fruit. Its orchards are becoming famous.

The population of the Province according to the census of 1881, was 1,923,228. The summers are hot, and the winters very cold, but the atmosphere is dry and bracing. Not the least advantage the Province offers is an excellent system of education. The schools are managed by Trustees elected by the rate-payers.



But the question occurs on what conditions can land be obtained in Ontario? Abundance can be obtained free on condition of settlement. A man with a family, and having children under eighteen years of age can have 200 acres, and any young man over eighteen years can have a free grant of 100 acres. No man can touch the land for debt incurred before the issue of the patent.

The price at which farms can be purchased, of course depends on the particular locality and the quality of the soil. I can only convey a general idea as the result of careful inquiry.

Farms can be had at prices varying say from £3 to £11 an acre. It is not necessary to pay cash, although it would be a great advantage to be able to do so. I would advise farmers coming to this country to be cautious in purchasing. They should look well about them, and buy after some little experience of the country. I found on inquiry, the prices demanded for fine farms to vary very much according to the mood of the proprietor at the time. A cautious man might buy at a third cheaper than another less gifted with that Scottish quality.

It is amazing how few men pay rent here. The rule is that every man is proprietor of his own farm. It is impossible that a man without any capital at all can settle comfortably on a free grant. The first thing he must do is to build a shanty, or in other words a small house in which to live. This can be done amazingly cheap. The neighbours will be glad, as a rule, to give a helping hand, and five pounds or so will do the business. There will be no difficulty in getting plenty of seed in the ground to yield abundance to the family for one year. This is a country for workers, and any man who can work with his hands need not fear to come to it, and if he has energy and sobriety he will certainly with God's blessing succeed, and become independent.

But I must return to notice Toronto. It is in all respects a fine city, and I can assure the reader the citizens are proud of their town, and consider themselves, in Scottish phrase "no small potatoes." I thought I could scent a kind of amiable rivalry between Toronto and Montreal such as exists between Glasgow and Edinburgh, or between St. John and Halifax. The good

people of Toronto hold their heads a shade higher than those of Montreal, just as the inhabitants of "Auld Reekie," consider themselves rather better than those of Glasgow. Toronto has a population of about 90,000. It is situated on the north-west shore of Lake Ontario. The city is built of a light-colored brick. The buildings are at once substantial and elegant. The University of Toronto is a fine structure. The streets generally cross each other at right angles. The citizens have good reason to be proud of their city. I was glad to find in Canada a growing patriotism. The people of the United States have this quality to a very great extent. They have indeed too much of it. A Yankee boy reads at school books which are full of praise of his own country. He is brought up to believe there is no country in the world like it; he will contend that Longfellow is a greater poet than Shakespeare. Canadians would do well to cultivate the same kind of feeling. As the country fills up and becomes consolidated the quality to which I refer will doubtless become stronger until it attains the Scottish standard.

#### NIAGARA.

I visited the celebrated falls on the 18th of August. I will not presume to describe the scene. It is one whose grandeur grows on contemplation. It is a sight well worth crossing the Atlantic to see. I will simply remark that the Niagara connects Lakes Erie and Ontario. What is called the *Horse Shoe* fall is on the Canadian side, and the *American* on that of the United States. These cataracts are separated by an island in the center of the stream. The first named fall is 600 yards in width, and has a vertical descent of 158 feet, the latter 200 yards broad, is 164 feet in perpendicular height. The depth of the water is much greater on the Canadian than on the American side, and from there too the view is the finest. There is a number of hotels in the vicinity which, during the summer season, do a good business. Here there are men who assail every stranger offering to guide him to the best positions and to point out all the wonders of the scene. Highlanders are accustomed to such

scenes on a small scale. We have near Inverness the fall of Foyers, the contemplation of which excites the same feelings in a more modified degree. I preferred to view the grand scene at my leisure and alone, for two good reasons—in the first place because my purse did not stand in need of being lightened, and secondly because I enjoyed the scene better alone. I returned to Toronto in the evening with my brain full of Niagara. Next day was Sunday which was well kept in Toronto in comparison with other cities. I worshipped in one of the Scottish churches.

At Toronto I had the pleasure of seeing Mr. Millar, Druggist from Inverness. I paid a visit to Hanlan the great champion oarsman. That there should be so much real power embodied in so comparatively slender a frame seems marvellous. His remarkable success must be largely owing to peculiar skill in plying the oar.

I left Toronto on the 23rd of August for the Great North West. We proceeded towards London, which is 121 miles west of Toronto. London is a fine city with a population of 16,000. It may be said to be the centre of the finest agricultural portion of Ontario. Farming, over a wide extent of country is carried on with great spirit and success. The crops are as a rule heavy and of fine quality, and there are evidences of prosperity and comfort all round. We arrived at Port Huron at 4 p.m. Here we have proof that we are under a different government, for our baggage is subjected to examination. We left Port Huron at 5 o'clock a.m. As we approached the city of Chicago I was surprised at the great fields of cabbage which stretched on both sides of the line. On arriving at Chicago on the 24th I was directed to a comfortable hotel. On getting up in the morning I was startled by the number of people going to business.

#### CHICAGO

is an immense city, having a population of 600,000. It is the largest city in Illinois. The city dates its marvellous rise from 1833, previous to which year only a fort and a few log cabins occupied its present site. A charter was granted to the town in 1837

when it had a population of 4,470. Twenty years afterwards it had increased to 150,000. In 1870 it was 298,983. The reader will remember the terrible fire by which one half of the city was reduced to ashes. The fire began on the 9th of October, 1871. So great a conflagration has not been known since the great fire in London in 1666. Over 2,200 acres, covered with buildings, and teeming with the wealth of a vast and prosperous community, was swept over and 150,000 persons were made homeless. Such was the energy of the people that in two years the city was restored to its former magnificence. Two or three of the streets are furnished with Cable Cars. The cables are under the street two feet, and are paid out by powerful engines. The cars move very smoothly, and the cars are, as a rule, full of passengers going from one part of the city to another. The cars pass every five minutes, so that no time is lost in waiting for them.

I went to see the stock yard. There are ten thousand cattle in the yard generally, and as many pigs, also a great number of sheep. The drovers ride Texas ponies which are as well trained as our collies in Scotland. From 50 to 55 oxen are weighed at a time, and all sold at live weight at so much per 100 lbs. They kill from 700 to 1,000 per day. The killing is cleverly done. The animals are driven through a narrow passage and a man standing at the side gives every beast as it passes a stab at a particular spot in the neck which causes an immediate and painless death. Practice makes the operators very smart at the business. The subsequent process of skinning and dressing is performed by division of labor with most remarkable celerity. The pigs are killed and beautifully dressed in less time than it would take to describe the process—cut up and salted ready for market as quickly as we in Scotland would be thinking how to go about it.

The Chicago people pay little regard to the Lord's Day. "Remember the Sabbath day to keep it holy," seems to be absent, unfortunately, from their creed. The day is devoted by thousands to secular purposes. Yet there are many Christians in the city, who save it from destruction.

The Americans are a great people, but there are characteristics which would prevent me at least, from making the country my home. Justice is not impartially administered. A rich man may commit deliberate murder, and may be seen to do it, as in the case of Fisk, but hanged he will not be if he has plenty of dollars. Our cousins boast of their cheap government, but our Queen's government is, I believe, far cheaper in reality. Their civil servants change with every successive government, as a rule, and hence they make haste to get rich. It is no exaggeration to say that robbery in many of the departments is considered no sin, unless it be found out, and even then it is regarded very differently from what the same crime would be if committed in Britain. Let me not be understood as being prejudiced against the country. There are splendid characters in the United States, and the Americans are a great people, but the country does not present, in my opinion, advantages to the Scottish emigrant equal to those offered under the British Flag. But more on this subject bye and bye.

As the train approaches St. Paul reaches of prairie are to be seen. The town of St. Paul is a large one, having a population of forty thousand. It stands nearly at the head of the Mississippi river navigation, and carries on a pretty extensive commerce. Minneapolis is distant from St. Paul seven miles. The population forty five thousand. After leaving Minneapolis and crossing north-west the prairie opens up, and extends as far as the eye can see. There are settlements here and there, and all the crop is out yet. Agriculture as carried out here is in its first stage, there being little deep ploughing. On the 23rd of August we at last arrived at the capital of Manitoba,

#### WINNIPEG.

I feel fatigued on my arrival, but am in good health. This is a truly wonderful city, on account of the rapid progress it has made, and wonderful in view of the great future before it. Captain Butler, who visited Winnipeg in 1870, refers to it in his "Great Lone Land" as the "little village" and the "miserable

looking village of Winnipeg." At that time the population was only 300. Now it has a population of about 20,000 souls. The buildings have an appearance of elegance and solidity. The main street is 132 feet wide, and it is lined with shops, churches, and public buildings which would do credit to a much older city. They are built of cream-colored brick. The city was incorporated in 1873. The assessment had attained in 1881 to two million pounds, and I believe it will be now at least a million more. Building sites on the main street have sold at £200 per foot front. The Dominion Government have made the city their place "for transacting the business" of Manitoba and the North West. There can be little doubt that Winnipeg is destined to become like Chicago, an immense city. This prospect is based on the almost illimitable extent of the fertile country by which it is surrounded, and which presents to the agriculturists of all lands inducements for settlement which cannot be ignored. The means of education are abundant, and will develop to a state of perfection which will rival cities which have attained to eminence on account of their educational institutions. Besides colleges, there is the University of Manitoba, which grants degrees in arts, science, law and medicine, and what is most remarkable is that the colleges affiliated to it are the Episcopal College of St. John, the Roman Catholic College of St. Boniface, and the Presbyterian College of Manitoba. A number of my true blue Presbyterian friends will shrug their shoulders as they read of such an academic conglomeration.

The public market is well supplied with butcher meat, game poultry, and fish. The size and quality of the vegetables bespeak the nature of the soil. The depth and fertility of the soil take the shine completely out of any we have in the richest regions of Scotland. It is no uncommon thing to see potatoes which weigh from a pound and a half to two pounds each. You can see in the proper season cabbages which are from three to four feet in circumference. A correspondent of the London Times says that he saw a cabbage measuring five feet one inch in circumference, and a cucumber grown in the open air which measured six feet three inches in length.

There is a large trade done in Winnipeg in agricultural implements. Some of the leading makers, both in the United States and in Canada have opened warehouses here, and keep a heavy stock, for which there is a large demand. Every agricultural settler becomes a purchaser. The prices seem on the whole, moderate, considering the heavy outlay in carriage. There are scores of hotels, some of them well conducted, and during the season the proprietors have no reason to complain of want of customers. The city is full of strangers—keen speculators, hopeful clerks, skilled mechanics, foolish spendthrifts, and a few like myself, who have come to see the country, and report as to its character and resources.

The splendid Province of Manitoba is in the centre of the American Continent, nearly half way from the pole to the equator. It is a remarkable fact that a committee of the British House of Commons sat in 1857 for the purpose of reporting as to the character of the North-west as a region suited for settlers, and that the conclusion at which it arrived was that the officers of the Hudson Bay Company were right in affirming that the country was the natural dwelling place of the Red Indian and wild beasts. Sir George Simpson, who had been Governor of the Hudson Bay Company's territory for thirty-seven years, assured the committee that Manitoba was a country where the soil was poor, the climate uncertain, and where frequent inundations occurred. Before the committee, such men as Sir John Richardson and the Right Honorable Edward Ellice joined in the same absurd chorus of depreciation. In the face of such evidence to which Americans triumphantly pointed need we wonder at the strong prejudice long existing against this territory—a territory which constitutes the Province of Manitoba and which embraces 120,000 square miles, and which in point of area exceeds all the states in the Union except Texas and California. But some of my readers will be surprised when I say that extensive as Manitoba is it constitutes but a small section of the Great North-West British territory, which presents ample scope for fifteen other provinces of equal extent! The fact is that the vastness of this country confounds one; but now that the

excellent quality of the soil is known, and a just opinion of the climate prevails, no doubt immigration will continue to increase in volume from year to year. The tide has hitherto run in the direction of the United States. The flow towards the Republic has been immense. This has been caused by the energy of the government in making the resources of the country known, and in opening up connection by means of railways. The commencement of the Canadian Pacific Line was a stroke of admirable policy on the part of the Dominion Government, and its construction is now proceeding at such a rapid rate that the continuous line from ocean to ocean will be completed long before the time stipulated in the agreement with the company. The time agreed upon for the completion of the line was, if I mistake not, 1891; but such is the rapid progress being made that the company are confident that the undertaking will be finished in 1887. Even since my visit a great stride has been made towards the west, opening up railway traffic nearly seven hundred miles west of Winnipeg. I will venture to predict that emigration to the Dominion will increase yearly, until it has equalled if not exceeded that to the United States. This opinion is based on what I have seen with my own eyes. For the growth of cereals and esculents the Dominion is unrivalled, and whilst there are splendid tracts of cultivable land in the United States, they have no region that can equal the British North-West for wheat and potatoes, not to speak of other produce. The newspapers contain accounts of fearful tornadoes which carry destruction in the more southern region of the States. From these the Dominion may be said to be entirely free. The frigid climate of the north west is a favorite theme with agents from the States who wish to magnify the agricultural advantages presented by their own country. But the absurd notions which have prevailed as to the character of the climate have been dissipated by actual experience. An exhibition of the splendidly developed produce of the country is the best answer to all the nonsense which is published and spoken on this subject.



## PORTAGE LA PRAIRIE.

After taking a survey of Winnipeg and its environs, I resolved to visit Portage La Prairie, a town on the Canadian Pacific Railway, about sixty-five miles west from Winnipeg. There are splendid settlements in all this region surrounding Winnipeg and on to Portage La Prairie. The soil is very deep. It is a rich black loam, resting on clay. There are some patches of poplar, especially on the banks of the river. The town is on the river Assiniboine. A few years ago the population did not consist of more than 300 souls; now it is, I should say, about five thousand. The river is navigable, and as the town is on the railway route, it will, like Winnipeg, form a grand centre for business in the North-West. Town lots, I was informed, could be bought a few years ago at from three to ten pounds, and now these same lots are held at rates varying from a hundred to a thousand pounds. A great number of people have speculated to advantage here. The fertility of soil is remarkable. The most beautiful crops of heavy wheat are produced. Every farmer in the old country knows how important careful manuring is in the management of a farm. But here the soil is so rich in itself, that manure would be damaging to it; and it is moreover so permanently rich that splendid crops have been raised for fifty years without the application of any means to enrich the soil.

*The Average Yield of Grain.*

The inquiries made by me on this head have led to the conviction that the average yield may be put down:

Wheat .....	about 27 bushels per acre.
Oats.....	" 40 " "
Barley.....	" 35 " "

The yield depends of course on the skill of the farmer. In some cases the averages are far above those stated, but I do not wish to exaggerate, or to excite expectations that might not be realized.

The wheat is very heavy. It may be put down from 61 to 65 lbs. per bushel.

Potatoes can be produced to any extent and of splendid quality: The soil is peculiarly adapted for their growth. They are large in size, and the yield is very heavy. The climate of the United States is not so well adapted for this esculent. If the duty were taken off, the farmers of Manitoba would soon realize a fortune by producing them in large quantity and sending them to the Republic. The growth is so rapid that potatoes can be dug in two months from the date of planting. There has been no disease in them.

Cabbages and other garden vegetables grow to great perfection. I suppose the tomato does not ripen in the open air even in the South of England. In Manitoba it comes to great perfection.

Passing further west we come to Brandon which is also on the Assiniboine river. The town is on the face of a hill. It has sprung up very quickly, and promises to be one of the great cities of the North-West. Here speculation in land and building lots is rife. The town is situated in a magnificent agricultural country, and from its position it is sure to grow. Here, as in Winnipeg and Portage La Prairie, there are stocks of agricultural implements for sale, which can be had in great variety, and at moderate prices, considering the heavy charge for carriage from the centres of manufacture. Around Brandon there is an immense quantity of prairie hay grown. In fact it can be got to any amount, and is very nutritious. This part of the country has no wood growing on it. Proceeding west of Brandon I found the land well taken up. Here there are tents, shanties, and all sorts of dwellings. There are teams of oxen, mules, and horses at work. There are different kinds of ploughs used. I think, however, the one with a revolving wheel kept sharp to cut the tough surface of the prairie is the best. The harness is certainly primitive enough, but the men do a wonderful amount of work.

I would here remark that the sod of the prairie is very tough, but after it is broken the soil is all that could be desired. The new settler has to look out for the coming winter. All he has to do to get the necessities of life is to break up the ground which is clear to his hand, and plant or sow what he may immediately require.

With respect to the animals which are best adapted for the farmer's work, I would say that oxen or mules are preferable to horses. From all I could learn there has been considerable mortality among horses in consequence of their not being acclimatized. Grazing on prairie grass all night with heavy dew falling accounts for the losses sustained. Mules and oxen stand the climate and change of feed much better than horses. If you want a horse for driving take a hardy animal capable of enduring fatigue. But when stabling can be got, and dry hay supplied, then horses are as healthy in this climate as anywhere else.

NO SLUGGARDS OR DRUNKARDS WANTED.

In the North-West, from all I could learn, the rich and the able-bodied poor, who are industrious, will find a most comfortable home. The rich may invest their capital most profitably if their taste lies in an agricultural direction, and they have experience and skill, or are *determined to burn*. The class which will find the country most suitable as leading to independence, is farmers of some capital. A man with a hundred pounds in his purse to begin with can invest it to good purpose, and if he has more all the better. As a rule the capital which is now necessary to stock and conduct a farm in Scotland would, in a few years, be sufficient with skilful management to make the farmer the proprietor of a property which would increase in value every year, and enable him from the products of the soil not only to keep his family respectably, but to save money.

There is one quality necessary to success on the part of a farmer of moderate means in this country, and that is industry. Without it success is impossible; with it I may safely say it is certain. It might be a serious matter for a man with a family of young children and little means to come to this country, but if a man has grown up sons who are workers, this is the place for him. Ten times better that he should come here and invest his capital in lots which will be permanent estates to his sons, than live from hand to mouth in the old country, paying heavy rent and taxes, and being at the same time unable at his death to leave

his family any other inheritance than a good name, with the prospect, so far as his successors are concerned, of their leaving the world in no better circumstances than himself. Here when a man expends much labor in improving his property, he reaps the advantage himself by rendering it more valuable, but I need hardly say that at home the farmer, in very many cases, benefits the landlord by his improvements more than himself.

But this country—the North-West—is a poor place for lounging, lazy fellows, who are constantly on the scent for drink, and who, though they may be great talkers, are no workers. I was sorry to notice in Winnipeg and other places, not a few able-bodied, yes, and some of them well educated young men, frequently in drinking saloons, and both spending their own means and sponging on others. Such men cannot prosper in any country, and they had better stay where they are, for they are not wanted in this region. The young men who come to this country should avoid drinking saloons as they would the fire. There are ten chances to one that he who is in the habit of frequenting them will not succeed in anything he undertakes. I write what I believe to be true.

There is another class that cannot be recommended to go west as a rule, and that is persons who, though highly respectable, are clerks or book-keepers, and are not accustomed to engage in agricultural work. *Head* is required in all kinds of employment, and the man who is blessed with a good one has a better chance of succeeding in life than one, other things being equal, who has only a poor one. But in a new country men must be workers with their hands as a rule. Carpenters, masons, and bricklayers will find employment readily at good wages.

In view of the advantages which are presented to Scotch farmers by the North-West, and the diffusion of reliable information respecting the resources of the country, I predict a

#### LARGE EMIGRATION FROM SCOTLAND.

I hesitate not to say that there are hundreds of farmers in Scotland who are actually struggling in the exercise of the most rigid economy, and by means of hard work to make a living, and

who experience difficulty in accomplishing their purpose, who, if they emigrated with their little capital to Manitoba, or the regions beyond, would in a few years be in independent circumstances. This opinion is based on what I have seen with my own eyes, as well as from information which I collected from others on my visit to the country. One thing in favor of the North West as a place of permanent settlement, as compared with the older Provinces, is that the land is already clear—free from timber, and ready for the plough. The labor which the early settlers, without much capital, had to undergo in the other Provinces, must have been immense. The country was covered with timber, which had to be cut down, and the roots or stumps removed. But on the prairie land the plough can be put in operation at once. Emigrants going now have the advantage of the experience of other settlers as to the best method of going to work. Deep ploughing at the outset is not required—the surface has only to be broken to the depth of two or three inches, and the seed put in. The growing crop—of oats for example—pulverizes the sod, and the yield will serve to make provision for the first winter for the farmer's family, and leave something over. Oats have been scattered on the grass, and then a thin sod turned over them, and a good crop has been thus got, and the rough surface thoroughly pulverized, and the rank grass subdued. A splendid crop of potatoes can be had without any hoeing. A furrow is turned over and the seed planted, and then another furrow turned over to cover the seed—only the weeds must be kept down as they develop.

A number of Highlanders settled on the Red River as early as 1811. Lord Selkirk had become chairman of the Hudson Bay Company, and had purchased a tract of land covering 116,000 square miles. He induced a party of Highlanders, mainly from Sutherlandshire, to emigrate to this property. In the year just mentioned they embarked at Stornaway. It was Autumn before the party reached York Factory, on Hudson Bay, and the land journey to fort Garry, on the Red River, could not be begun till the following Spring. The emigrants did not reach their destination till the Autumn of 1812. The weary and dispirited

Highlanders found that they were expected to fight as well as farm, hostilities being then in progress between the Hudson Bay Company and the North-West Fur Company of Canada, and they were told if the latter company were victorious they would be deprived of the land which they bought. They resolved to quit the country, and had actually started in 1816 when, on Lord Selkirk appearing with a fresh band of emigrants, they agreed to remain. Their descendants in the third generation, says Mr. Rae, a correspondent of the London *Times*, who visited them lately, are now successful and prosperous farmers, and it was their farms which struck me, writes Mr. Rae, as very different from the prairie farms which I had seen elsewhere. Their experience demonstrates how fertile the soil is along the Red River valley. I visited the farms in the parish of Kildonan, where wheat has been sown and where crops had been reaped for sixty years in succession without manure being applied. Indeed, the Red River farmers have long regarded the natural fertilizers of the soil as an incumbrance, of which they try to rid themselves with the least possible trouble. Their habit has been to cast the manure into the river, or else to build outhouses in such a way that it might fall down and be no more seen. When this region passed from under the jurisdiction of the Hudson Bay Company and became a Province of Canada, one of the earliest legislative enactments provided that the farmer who polluted a river with manure should pay a fine of five pounds, or else be imprisoned for two months. Here, then, we have the strongest possible evidence of the continued fertility of the soil, after sixty successive crops have been reaped. Hear the evidence of Mr. Sutherland, a Senator of the Dominion, before a committee of the House of Commons in 1876. He said: "I have raised 60 bushels of spring wheat per acre, weighing 66 lbs. per bushel, the land having been measured and the grain weighed carefully. I have also received reliable information that 70 bushels of wheat have been produced from one bushel sown." Such is the evidence of Senator Sutherland. It is no uncommon thing for wild grasses to grow to the height of about 4 to 5 feet, and the yield is as much as 4 tons an acre.

## EVIDENCE AS TO ROOTS AND VEGETABLES.

I shall here, for the purpose of showing the productiveness of the soil, quote from one of the publications of the Department of Agriculture, of which, as I have already said, the Honorable Mr. Pope, himself a successful Ontario farmer, is the very able head. The names of the attesting farmers are given, and the information corresponds with that which I myself obtained in Manitoba.

In roots and vegetables I produce the following evidence of what has been done by a few farmers :

W. H. J. Swain, of Morris has produced 800 to 1000 bushels of turnips to the acre, and 60 bushels of beans, per acre, have also been raised by him.

S. C. Higginson, of Oakland, has produced cabbages weighing 17½ lbs. each.

Allan Bell, of Portage-La-Prairie, has had cabbages 45 inches around, and turnips weighing 25 pounds each.

Thos. B. Patterson, has realized 40 tons of turnips to the acre, some of them weighing as much as 20 pounds each.

Robt. E. Mitchell, of Cook's Creek, raised a squash of six weeks' growth, measuring 5 feet 6 inches around the centre.

Wm. Moss, of High Bluff, has produced carrots weighing 11 pounds each, and turnips measuring 36 inches in circumference.

James Airth, of Stonewall, states that the common weight of turnips is twelve pounds each, and some of them have gone as high as thirty-two and a half pounds.

Isaac Casson, of Green Ridge, has raised 270 bushels of onions to the acre.

John Geddes, of Kildonan, states that he has raised 300 bushels of carrots and 800 bushels of turnips per acre.

John Kelly of Morris, has produced from 800 to 1000 bushels of turnips to the acre.

Joshua Appleyard, of Stonewall, also states his crop of turnips to have been 1000 bushels per acre, the common weight being 12 lbs. each.

Ed. Scott, of Portage-La-Prairie, raised 400 bushels of turnips from half an acre of land.

W. H. J. Swain, of Morris, had citrons weighing 18 pounds each.

Francis Ogletree, of Portage-La-Prairie, produced onions measuring 4½ inches through the centre.

A. V. Beckstead, of Emerson, gives his experience as follows :— Mangold wurtzels weighing 27 lbs. each ; beets weighing 23 lbs. each ; cabbages weighing 49 lbs. each ; onions each 1½ pound in weight.

W. B. Hall, of Headingly, has raised carrots 3 inches in diameter, beets weighing 20 pounds each, and gives the weight of his turnips generally at 12 pounds each.

Philip McKay, of Portage-La-Prairie, took 200 bushels of turnips from one-quarter of an acre of land, some of them weighing 25 pounds each. He has produced carrots 4 inches in diameter and 14 inches long, has had cabbages measuring 26 inches in diameter solid head and four feet with the leaves on. His onions have measured 16 inches in circumference, and cauliflower heads 19 inches in diameter.

Jas. Lawrie and Bro., of Morris, have produced turnips 30 inches in circumference, onions 14 inches and melons 30 inches. He had one squash which measured about the same size as an ordinary flour barrel.

James Ownes, of Point Du Chene, had turnips 30 pounds each, onions 14 inches around, and cucumbers 18 inches long.

Neil Henderson, of Cook's Creek, has raised 1,000 bushels of turnips to the acre, carrots 5 inches in diameter and 18 inches long, while his onions have frequently measured 5 inches through.

Jas. Bedford of Emerson, has raised 1,000 bushels of turnips to the acre.

It must be remembered, however, that none of the farmers mentioned above used any special cultivation to produce the results we have described, and out of nearly 200 reports which we have received from settlers concerning the growth of roots and vegetables in the Canadian North West, not one has been unfavorable.

#### THE MENNONITES.

As proof how well people can get on in Manitoba who have little capital, but who are able and willing to work, I may refer to the Mennonites, who have settled in the country, and are prospering. These people have emigrated from Russia, near the Sea of Azoff. They are German Protestants. They hold, however, peculiar religious views. They reject infant baptism, are so far of the John Bright school that they will not fight, nor will they take an oath. Their ancestors belonged to Western Prussia. Not being permitted to practice their religion in that quarter, they, by permission, removed to Russia, about a century ago, but it was stipulated that in 1871 they should be liable to the conscription. Rather than give in they resolved to leave the country. A large number of them, accordingly emigrated to Nebraska and Kansas, in the United States. A few of them



settled in Ontario, and became rich. They offered to be sureties to the government to the amount of £16,000, if that money were advanced by the government to bring some of the families to Manitoba. The money was advanced, and a body of them arrived at Red River seven years ago. They had little means, but they were industrious. They camped on the prairie. They dug wells, made bricks with which to build houses, and what was still more wonderful, they manufactured fuel without wood. This they did by carefully saving the manure which the farmers used to throw into the river, and by mixing it with straw, produced cakes of fuel which served the purpose well. The men and the women work. Even the ministers put their hands to at the busy season, as do also the teachers of the colony. They are frugal and know the value of a dollar. They are remarkably conservative, and keep very much by themselves. They are, as a whole, in most comfortable circumstances, and seem well pleased and satisfied with their lot. The present condition of these people shows what persons with little or no capital to begin with can do in this fertile country. Here we have the case of a people poor and penniless seven years ago, and now better off than farmers in Scotland who have labored for half a century. I am stating facts—not drawing on my imagination.

#### MARKETS.

No matter how fertile the land may be in Manitoba if a market cannot be found for the produce. But there is to be no lack of facility in this respect. There is already communication by railway all the way from Halifax to Winnipeg, as there is from all the great Atlantic ports of the United States. The railway is now completed 660 miles west of Winnipeg, and by the end of the present year it will be extended to the foot of the Rocky Mountains. The branch from Thunder Bay to Winnipeg is now completed, being a distance about 400 miles. This opens a connection between Manitoba and Lake Superior by means of which produce can be conveyed by water to Montreal. With the present arrangements—says a pamphlet issued by the Department of Agriculture—wheat has been conveyed from

Manitoba to Montreal for 30 cents a bushel; thence it can be taken by ocean vessel to Liverpool for 10 or 15 cents more. It is calculated that wheat can be raised with profit for 50 cents a bushel, thus making a possibility of delivering wheat in Liverpool under 85 cents—that is about 3 shilling and 6 pence sterling per bushel or 28 $\frac{1}{2}$  per quarter. Charges and handling may bring it over this price, but the two naked elements of growth and transport are within the figures named.

It is believed that cattle can be raised on the vast grass areas of the North-West, and be taken to the Eastern markets with profit. Enterprise of this nature has already been set on foot at the extensive ranches near the foot of the Rocky Mountains.

"Apart from the magnificent commercial facilities which a settler in Manitoba and the North-West will possess for disposing of his surplus products, there will be a splendid home market for some years to come for all that a farmer can raise in supplying the numerous incomers, and the very large number of men and cattle required in the construction of the Pacific Railway."

These sentences from one of the government pamphlets contain a plain and accurate statement of facts.

Let me here state the terms on which land can be obtained—The system of survey in Manitoba is very easily understood. The Province is divided into Townships, each of which is about six miles square. These townships are divided into sections of one mile square, or 640 acres. These sections are divided into half sections of 320 acres, and quarter sections of 160 acres.

I shall here copy the Dominion Land Regulations as published by the Government, so that there may be no mistake as to the conditions on which land can be obtained :—

#### DOMINION LAND REGULATIONS.

The following regulations (omitting those relating to Colonization Reserves) for the sale and settlement of Dominion Lands in the Province of Manitoba and the North-West Territories shall, on and after the 1st day of January, 1882, be substituted for the Regulations now in force, bearing date the 25th day of May last.

1. The surveyed lands in Manitoba and the North-West Territories shall, for the purpose of these Regulations, be classified as follows :—

CLASS A.—Lands within twenty-four miles of the main line or any branch line of the Canadian Pacific Railway), on either side thereof.

CLASS B.—Lands within twelve miles, on either side, of any projected line of railway (other than the Canadian Pacific Railway) approved by Order-in-Council published in the *Canada Gazette*:—

CLASS C.—Lands south of the main line of the Canadian Pacific Railway not included in Class A or B. .

CLASS D.—Lands other than those in classes A, B, and C.

2. The even-numbered sections in all the foregoing classes are to be held exclusively for homesteads and pre-emptions.

a. Except in Class D, where they may be affected by colonization agreements, as hereinafter provided.

b. Except where it may be necessary out of them to provide wood lots for settlers.

c. Except in cases where the Minister of the Interior, under provisions of the Dominion Lands Acts, may deem it expedient to withdraw certain lands, and sell them at public auction or otherwise deal with them as the Governor-in-Council may direct.

3. The odd-numbered sections in Class A are reserved for the Canadian Pacific Railway Company.

4. The odd-numbered sections in Classes B and C shall be for sale at \$2.50 per acre, payable at the time of sale :

a. Except where they have been or may be dealt with otherwise by the Governor-in-Council.

5. The odd-numbered sections in Class D shall be for sale at \$2 per acre, payable at time of sale :

a. Except where they have been or may be dealt with otherwise by the Governor-in-Council.

b. Except lands affected by colonization agreements, as hereinafter provided.

6. Persons who, subsequent to survey, but before the issue of the Order-in-Council of the 9th of October, 1879, excluding odd-numbered sections by residing on and cultivating the same, shall, if continuing so to occupy them, be permitted to obtain homestead and pre-emption entries as if they were on even-numbered sections.

#### PRE-EMPTIONS.

7. The prices for pre-emption lots shall be as follows :—

For lands in Classes A, B, and C, \$2.50 per acre.

For lands in Class D, \$2.00 per acre.

Payments shall be made in one sum at the end of three years from the date of entry, or at such earlier date as a settler may, under

the provisions of the Dominion Lands Acts, obtain a patent for the homestead to which such pre-emption lot belongs.

\* \* \* \* \*

#### TIMBER FOR SETTLERS.

14. The Minister of the Interior may direct the reservation of any odd or even-numbered section having timber upon it, to provide wood for homestead settlers on sections without it; and each such settler may, where the opportunity for so doing exists, purchase a wood lot, not exceeding 20 acres, at the price of \$5 per acre in cash.

15. The Minister of the Interior may grant, under the provisions of the Dominion Lands Act, licenses to cut timber on lands within surveyed townships. The lands conveyed by such licenses are hereby withdrawn from homestead and pre-emption entry and from sale.

#### PASTURAGE LANDS.

16. Under the authority of the Act 44 Victoria, Chap. 16, leases of tracts for grazing purposes may be granted on the following conditions:—

- a. Such leases to be for a period of not exceeding twenty-one years, and no single lease shall cover a greater area than 100,000 acres.
- b. In surveyed territory, the land embraced by the lease shall be described in townships and sections. In unsurveyed territory, the party to whom a lease may be promised shall, before the issue of the lease, cause a survey of the tract to be made, at his own expense, by a Dominion Land Surveyor, under instructions from the Surveyor-General; and the plan and field notes of such survey shall be deposited on record in the Department of the Interior.
- c. The lessee shall pay an annual rental at the rate of \$10 for every 1,000 acres embraced by his lease, and shall, within three years from the granting of the lease, place on the tract one head of cattle for every ten acres of land embraced by the lease, and shall during its term maintain cattle thereon in at least that proportion.
- d. After placing the prescribed number of cattle upon the tract leased, the lessee may purchase land within his leasehold for a home, farm and *corral*, paying therefor \$2.00 per acre in cash.
- e. Failure to fulfil any of the conditions of his lease shall subject the lessee to forfeiture thereof.

17. When two or more parties apply for a grazing lease of the same land, tenders shall be invited, and the lease shall be granted to the party offering the highest premium therefor in addition to the rental. The said premium to be paid before the issue of the lease.

## GENERAL PROVISIONS.

18. Payments for land may be in cash, scrip, or Police or Military Bounty Warrants.

19. These regulations shall not apply to lands valuable for town plots, or to coal or other mineral lands, or to stone or marble quarries, or to lands having water-power thereon; or to sections 11 and 29 in each Township, which are School Lands, or Sections 8 and 26, which belong to the Hudson's Bay Company.

By order,

LINDSAY RUSSELL,

*Surveyor-General.*

DEPARTMENT OF THE INTERIOR,

Ottawa, 23rd December, 1881.

I also here present the official regulations for the sale of land belonging to the Canadian Pacific Railway Company:—

### CANADIAN PACIFIC RAILWAY COMPANY'S LANDS.

#### REGULATIONS FOR THE SALE OF LAND.

The completion of the Canadian Pacific Railway to the neighborhood of the Saskatchewan River, about 600 miles westward from Winnipeg, and the rapid progress made in the Government Surveys, during the past season, enable the Company to offer for sale some of the finest agricultural lands in Manitoba and the North West. The lands within the railway belt, extending 24 miles from each side of the main line, will be disposed of at prices ranging from \$2.50 (10 s. sterling) per acre upwards, WITH CONDITIONS REQUIRING CULTIVATION. Prices of lands without conditions of cultivation may be obtained from the Land Commissioner. When cultivation or settlement forms part of the consideration, a rebate for cultivation will be allowed as hereinafter described. These regulations are substituted for and cancel those hitherto in force.

#### TERMS OF PAYMENT.

If paid in full at time of purchase, a Deed of Conveyance of the land will be given; but the purchaser may pay one-sixth in cash, and the balance in five annual instalments with interest at six per cent. per annum, payable in advance. Payments may be made in Land Grant Bonds which will be accepted at ten per cent. premium on their par value and accrued interest. These bonds may be obtained on application at the Bank of Montreal, Montreal, or at any of its agencies.

## REBATE.

A rebate of from \$1.25 to \$3.50 (5s. to 14s. sterling) per acre, according to the price paid for the land, will be allowed on the following conditions:

1. The purchaser will not be entitled to a rebate unless at the time of purchase he enters into an undertaking to cultivate the land.

2. One-half of the land contracted for, to be brought under cultivation within four years from date of contract.

3. In cases where purchasers do not reside on the land, at least one-eighth of the whole quantity purchased shall be cultivated during each of the four years; but this condition will not be insisted upon in the case of an actual settler residing continuously on the land, who will have the privilege of doing his cultivation at any time within the period named.

4. Where a purchaser fails to carry out fully the conditions as to cultivation within the time named, he will be required to pay the full purchase price on all the land contracted for. But if from causes beyond his control, proved to the satisfaction of the Company, a settler so fails, he may be allowed the rebate on the land actually cultivated during the four years, on payment of the balance due, including the full purchase price of the remainder of the land contracted for.

## GENERAL CONDITIONS.

All sales are subject to the following general conditions:

1. All improvements placed on land purchased to be retained thereon until final payment has been made.

2. All taxes and assessments lawfully imposed upon the land or improvements to be paid by the purchaser.

3. The Company reserves from sale, under these regulations, all mineral and coal lands, containing timber in quantities, stone, slate and marble quarries, lands with water power thereon, and tracts for Town sites and Railway purposes.

4. Mineral, coal and timber lands and quarries, and lands controlling water power will be disposed of on very moderate terms to persons giving satisfactory evidence of their intention and ability to utilize the same.

5. The Company reserves the right to take without remuneration (except for the value of buildings and improvements on the required portion of land) a strip or strips of land 200 feet wide, to be used for right of way, or other railway purposes, wherever the line of the Canadian Pacific Railway, or any branch thereof, is or shall be located.

6. Liberal rates for settlers and their effects will be granted by the Company over its railway.

For further particulars, apply to the Company's Land Commissioner, JOHN H. McTAVISH, Winnipeg, or to ALEXANDER BEGG, Land Agent of the Company, 101 Cannon Street, London, England.

By order of the Board,

CHARLES DRINKWATER,

MONTREAL, November 30th, 1882.

*Secretary.*

#### THE SHOOTING IN MANITOBA.

I am not a sporting man myself, but it may be interesting to a certain class of my readers who enjoy a shot with the gun to know what scope is presented in Manitoba for the exercise of this propensity. I cannot do better than give the experience of an English gentleman who visited Manitoba, and who tarried with a friend who had bought land twenty-five miles south-west of Brandon, which is 140 miles from Winnipeg. The brief story will be best given in his own words. I may mention that the large grey ducks are called mallards:—

“K. M. and I started, after an early breakfast, with a double-seated buckboard and a pair of Indian ponies for a chicken hunt. No sooner had we crossed the ferry than the dogs pointed, and M. and I jumped out. Three birds rose to M., two of which he floored; then three brace of birds rose in pairs to me, resulting in three successful double shots; thus in ten minutes from starting we had opened our bag with four brace of splendid birds. Remounting the buckboard, we again proceeded, but had not gone far before the dogs found a fresh covey. About a dozen birds were flushed together, and left a fair proportion of their number to swell the bag. The remainder of the covey was marked, and following them up, other birds were continually being found, until by eleven o'clock we counted forty-one brace. Luncheon and a halt of a couple of hours was now in order, after which K. proposed take a turn at some 'sloughs,' or ponds, where he said ducks were numerous. Driving up within a hundred yards, and leaving the well-trained ponies standing on the prairie, the three of us approached the first 'slough' from different points. Peering through the long grass, I had got sufficiently close to see a large flock of teal in the centre of the

pond, when M. fired at some shovellers which were in front of him. At the shot over a hundred mallards sprang from the edge of the mud almost beneath my feet, where the long grass had previously concealed them. I killed one with the first and two with the second barrel, then rapidly reloading, had some pretty practice, as large flocks of duck and teal swept round the pond before taking flight for other quarters. For about a mile further on these "sloughs" were numerous, and at each of them a somewhat similar scene was enacted; after which we turned our horses' heads homewards, meeting with a couple of large coveys of chickens en route. Our bag for the day consisted of forty-nine brace of chickens and sixty-three ducks of various kinds, including blue and green winged teal, mallards, shovellers, pintails, redheads, and bluebills. That evening a large party assembled to dinner in K.'s house and after the cloth had been removed, with Lieut. B., R.N., in the chair, as loyal and patriotic toasts were drank as could be heard in any part of Her Majesty's dominions, and, with song and story, a most enjoyable evening was spent.

"The following morning we sorted out bunches of game, and, after plentifully supplying the houses in the village, we despatched a large quantity to friends in Brandon and Winnipeg; and this we subsequently did pretty regularly on stage days. In the evening M. and I took a turnout close to the village; and here I made the most wonderful 'pot shot' of the trip. About a half mile out on the prairie was a 'slough' some quarter of a mile long. On approaching it we could see the water at the farthest end covered with ducks. As they generally fly from one end to another of these ponds, I concealed myself at the eastern corner, while M. crept up to the other end. Presently I heard him fire, and saw an immense flock of blue-winged teal rise in the air, and after a brief circle around, come straight for my hiding-place. There must have been a thousand of them, and waiting till they were diagonally towards me, I fired, and cut two lanes through them. Such splashing and flapping as ensued I never saw before. Of course a number of cripples got away, but we picked up twenty-seven, and, as M.



had killed two mallards and three teal with his two shots, we had such a pile of ducks that we had to go back to the village and get a horse and buggy with which to bring them in. We had a good rubber of whist on that and most of the succeeding evenings, in which a London barrister and an ex-broker from Montreal took part."

The brief narrative of the gentleman from whom I have quoted will present an idea of the kind of sport which can be had in Manitoba, and the wide region beyond it. There are herds of buffalo in the unfrequented parts of the country. They have of course completely deserted the inhabited parts of the land, and will, in course of time, be as scarce as wolves or wild bears in Scotland. The moose, a splendid kind of deer, is found in the Lower Provinces. It has broad antlers, and is double the size of our Scotch deer. It is, from all accounts, a wary animal, keen in the scent, and most difficult to get within rifle range. A law has been passed within the last few years which prohibits the killing of the animal at specified periods of the year. This action was necessary to preserve the animal from utter extinction. The best time for hunting the moose is the autumn and winter. A heavy fall of snow can be always in the winter depended on in North America. It is then that the sportsman enters the forest with his rifle, and takes an Indian as a guide. To admit travelling on deep snow, what we call snow shoes have been invented. They are a kind of light frame work, about two feet in length and correspondingly broad, which are fixed to the feet, and which enable the pedestrian to travel with ease after considerable practice, without the toil occasioned by the feet sinking in the soft snow. When the track of the moose is discovered it can be easily followed, and thus the animal is brought within range of the rifle.

Another ingenious method of getting at the moose is by "calling." A sort of trumpet is made of bark, the sound of which resembles the cry of the female moose when she desires a flirtation with the male. The keen ear of that stately animal catches the welcome sound, and he comes trotting, it may be from a great distance, to the spot whence the cry issues, when

the sportsman issues from his place of concealment and brings the animal down. If the sound is not very skilfully rendered the moose halts at a safe distance, listens critically, and then either approaches nearer or gets alarmed and trots off. The flesh of the moose is tender and juicy, but it is destitute of the fine flavour of our Highland venison. In winter it is brought to market, and the steak sells usually at sixpence a pound.

The Cariboo is another animal which affords excellent sport. It chews the cud and splits the hoof. It has no antlers. Its form and size resemble very much those of a large calf. They are found in small herds in the Lower Provinces. Their flesh is tender and finds a ready market.

Bears are far more numerous than either Moose or Cariboo. They are frequently shot by the settlers, and excellent hams are made from their hind quarters.

Wild Cats are pretty numerous. They are much larger than the species found in Scotland. When pursued by a dog they take refuge in a tree, and if a gun be at hand they can easily be despatched. A fine old widow lady who has a farm in Nova Scotia, has succeeded in trapping young Moose which she has exhibited in Halifax. On one occasion in her rambles in the forest she encountered a Wild Cat which took refuge in a tall tree. Her dog was furious, and of course eager to get at the cat. Arming herself with a long stick, she boldly ascended the tree, and by poking the cat he lost his balance, and came plump down to the ground, when the dog got at him and after a desperate battle killed him.

Birds are not numerous in the forest, except during the summer. The reason of this is that few species can stand the intense cold of winter. The migratory birds are numerous, particularly Swallows and Robins. The North American Robin is, however, a very different bird from *our* Robin. He is the size of the mevis, or what an Englishman would call a thrush, but has not the musical power of the mevis, of which however, he may be said to be the counterpart, in size form and colour. There are also in North America what are called Rabbits, but

which are not Rabbits but small Hares. A scotch Hare would weigh as much as three of them. They can be had in any quantity, and make very good soup. They sell very cheaply.

Partridges are numerous and can be had in five conditions in the season. They fly low, are heavier than our grouse, and are usually killed sitting. They are plump, but are destitute of gamy flavour.

#### HOW TO GO AND WHAT TO TAKE TO MANITOBA.

As I write I have received information respecting the rapid progress which is being made in the construction of the Canadian Pacific Railway. It seems incredible, yet it is quite true, that in one week, in the month of July, 1883, upwards of twenty-five miles of rails have been laid on the main line. Here is the Record :

July 2.....	4.02
“ 3.....	4.68
“ 4.....	3.62
“ 5.....	3.62
“ 6.....	3.90
“ 7.....	6.02
	<hr/>
	25.86

The track is now completed for a distance of 728 miles west of Winnipeg, of which one hundred and sixty-one miles have been constructed this season, as follows:—

April 18th to 30th, 17.58 miles; May, 51.97 miles; June, 65.66 miles; July 1st to 7th, 25.86 miles. There can be no question as to the ability of the Company to finish the contract within the time recently indicated, which is much shorter than that originally contemplated.

Manitoba has communication by railway with all parts of the continent, including of course the United States. There is a section of the Pacific Railway open to Thunder Bay, which places the produce of Manitoba in connection with Lake Superior, whence it can be conveyed by means of the water system of the St. Lawrence to the ocean, and thence from the Dominion

Ports to Europe. Produce can be sent by Railway to the extreme eastern portion of the continent, Halifax, and can be there shipped to Europe. A grain elevator has been erected at Halifax in order to facilitate shipment, and the line of rails has been carried to the pier, where vessels will receive their cargoes.

I may here remark that the rivers of Manitoba and the North West afford ample means of ready communication with the interior. A steamer can proceed towards the Rocky Mountains, a distance of one thousand five hundred miles west from Winnipeg.

The emigrant can either proceed to Manitoba by rail all the way after landing at Halifax, or he may go to Quebec, and thence by the Lakes to Thunder Bay and there take the railway to Winnipeg. There are advantages connected with this route. All travellers know the annoyance and delay consequent on the examination by the custom house officers of luggage. By keeping on Canadian territory all the way this annoyance is avoided. I give it on the authority of information circulated by the Canadian department of Agriculture, that the Lake route is one pound cheaper than the all-rail route. The reader will please observe that after arriving at Quebec, he may get to Winnipeg, all the way, by rail *via* Chicago and St. Paul. The ordinary steerage passage—says the guide book of the Canadian Government—from Liverpool to Quebec is £6 6s. stg., but in cases where it is an object for the emigrant to have an assisted passage, that is afforded by an arrangement between the Government of Canada and Steamship Companies, whose lines ply to Canadian ports. Application should be made to agents of the Government, and in some cases, to steamship agents for particulars of the assisted passage arrangement. This, in the case of agricultural labourer's family, reduces the rate of £6 6s. stg. to £3 stg. per adult for the ocean voyage, and for female domestic servants in certain cases to £2 10s.

The fare from Quebec to Winnipeg at the present time by the all-rail route is \$30.50 (£6 2s. stg.) and by the mixed route of rail and Lakes £1 less. In the case of immigrants having assisted ocean tickets, and bringing orders on the Government agent of

Quebec, they can obtain an assisted rate from Quebec to Winnipeg of \$21.64 (about £4 6s. 6d. stg.) by the all-rail route; or by the mixed rail and lake route for \$16.64 (£3 6s. 6d. stg.) These rates may be liable to be altered. The figures for 1882 are here given, and they will probably apply to 1883, but the intending settler may obtain information of any alteration from any of the Government agents in the United Kingdom, or from the Steamship agents.

Very favourable rates will be afforded for immigrants' and settlers' effects via the Canada Pacific Railway from Prince Arthur's Landing, Thunder Bay. They will be taken by the car-load, containing a weight of 20,000 lbs., for a distance of 1,000 miles for \$90.00 (£18 9s. 10½d. stg.) Any less weight will be taken in the same proportion. These cheap rates of freight from the head of Lake navigation will be found to be of great advantage to immigrants.

In determining what to take care and discrimination must be exercised. All kinds of clothing are cheaper, and as a rule of better quality in the old country than in Canada. You cannot have too much ready-made heavy warm clothing, but you must take care that they have been partially used, as the duty is heavy on all unused new clothes. Remember that the cold in winter is sometimes intense, and that extra warm clothing is indispensable to comfort. You can have a stock of light clothing for summer. Take no furniture or heavy article as the weight allowed on an emigrant ticket is only *one hundred and fifty pounds*. If you take more than that you will have to pay smartly for it. All agricultural implements can be bought in Manitoba at a moderate rate as compared with what they would cost if taken from the old country.

I direct particular attention to the advantages which will accrue by four or five members of a family uniting in the purchase of land. The case is put very clearly in one of the government pamphlets as follows:—It will appear from a comparison of the conditions of the Pacific Railway Company with the Dominion regulations, that if a family of four adults desire to settle together they may obtain a really large estate on very

moderate terms. For instance, each of the four members of the family may settle on the four free homesteads of one hundred and sixty acres each in any even-numbered occupied section. Each may then purchase another one hundred and sixty acres at two dollars and fifty cents, or ten shillings sterling per acre, from the Pacific Railway Company in the adjoining odd-numbered sections. The settlers, while building up the homesteads and cultivating them, would be able within the time mentioned, also to cultivate the whole or the greater part of the Pacific Railway lands. The office fee for entering government homesteads is two pounds sterling. A family of four could in this way in four years obtain a large estate of *one thousand two hundred and eighty acres* of probably the richest wheat-growing land in the world at a merely nominal price, and thus secure a position not only of comparative, but of substantial wealth. Farmers with sons can avail themselves with great advantage of these conditions, and have the advantage of neighborhood in settling together.

In cases where it is an object for families with means to take up and farm more extensive tracts of land, the regulations would also admit of this. For instance, two brothers might take up as free homesteads two quarter sections, of any Government Lands and pre-empt the other two quarter sections, thus obtaining a whole section (or 640 acres) for their homesteads and pre-emptions. They could then purchase the whole of each of the four adjoining odd-numbered sections of Railway lands, and thus obtain between them a large estate of 3,200 acres. By cultivating the odd sections and getting the rebate, this estate could be purchased on exceedingly moderate terms. The actual settler for some years to come will have large tracts of land to choose from. The arrangement we have indicated is especially desirable for settlers from Britain with means.

The land policy of the Government of Canada, combined with the advantages offered by the Pacific Railway Company, is the most liberal of any on the Continent of North America.

In travelling in the North West it is a great advantage when a party travel together for the purpose of affording each other

assistance. Where a waggon gets into a mud hole or any accident occurs it is well to have assistance at hand. It is recommended that the following outfit be provided by persons "prospecting." The suggestions are taken from MacDougall's guide to Manitoba and the North West.

A general map of the portion of Manitoba or the North-West Territories to be visited; a telescope or binocular field-glass; a pocket compass. (It should be remembered that the needle of the magnetic compass does not point exactly to the true north, the amount of variation being different according to locality. In the North-West the true north is from fourteen degrees, in Manitoba, to twenty-four degrees, near the Rocky Mountains, west of the direction in which the needle points. An approximate allowance should therefore be made); a measuring tape or chain; a tent, size according to number of party,) provided with poles if for prairie use; a camp-kettle; a frying-pan; a tea-pot; an axe; an auger; a butcher's knife; a lantern; halters, bell and a pair of hobbles for each animal; 50 feet of one-inch rope; a spade; strong cord; and nails and screws.

N. B.—A coal-oil stove will be found very useful in a prairie region absolutely destitute of wood. It should, however, be enclosed in a small box that would serve to preserve it from injury while travelling, and protect it from the wind when in use.

*Groceries and Provisions:* Bacon; potatoes or beans; biscuits; flour; tea or coffee; sugar; pepper, salt and mustard; matches; soap; baking powder; and candles.

*Personal Requisites:* Each member of the party should supply himself with the following: Knife, fork and spoon; tin plate and tin drinking cup; change of shirt, drawers and socks; towels; a pair of blankets; a waterproof coat, poncho, or sheet; and long boots. A buffalo robe would be found desirable in early spring or late in the fall.

One or two guns among the party would provide during the proper seasons, variety for the bill of fare.

When the Prospectors have made up their minds as to the particular part of the country they will explore in search of

farms to suit their requirements, they should ascertain in which Land District the locality is situate, and proceed to the office of the "Local Agent" in charge, who is the official representative of the Dominion Lands Branch of the Department of the Interior. (See list of land officers.) Here they will be furnished, free of cost, with all the information the Agent's books contain calculated to assist the would-be settler or purchaser in making his selection with the least possible difficulty and loss of time. The following suggestions are offered as indicating the general information that should be obtained of a Land Agent:—

1. As to the most promising localities the District contains, having regard to the primary requisites, viz.: Rich land, sufficiency of timber, and good water.

2. Should all of these desiderata not be attainable in any locality that appears attractive, it would be important to ascertain what prospect there would be of making up any particular deficiency. For instance, whether wood-lots would be obtainable, if the country it is proposed to locate in should be open prairie; or what results would be likely to attend the sinking of wells, if there be no permanent fresh water lakes, ponds or streams in the locality.

3. Present facilities for reaching the townships under enquiry should be ascertained; and the prospects of securing improved means of transportation and communication, in the near future, might also be taken into consideration.

After deciding in what particular townships they will pursue their search, the Prospectors should obtain the following specific information in regard to them:—

1. As to which quarter-sections have already been entered for by other parties.

2. As to the characteristics of the locality. The Local Agent, on request, will show to an applicant a copy of the official map of the survey of any particular township, drawn on a scale of two inches to the mile. From this the Prospector may note upon a section diagram any features distinguishing the quarter-sections still open for entry. The points to be specially observed and marked down are:—



(a) The quality of the soil—whether classified as 1st, 2nd, 3rd, or 4th class.

(b) Whether the land is prairie, timbered, wet or swampy.

(c) The course of any creek, and the position of any lake or pond (fresh, salt, or alkaline) not exhibited in the general map.

(d) The situation of swamp or hay lands.

(e) The location of such timber or bush as there may be.

(f) The direction of any road or trail traversing the land.

Having thus noted the principal features, the prospectors should finally seek information as to the best trail to follow in order to reach the township they purpose examining.

#### USEFUL HINTS TO PROSPECTORS.

I have been struck with the following "hints" to Prospectors given in MacDougall's Guide, which will be found most useful and valuable to the emigrant who intends to settle in the North West.

Strangers going to the North-West should be extremely cautious in purchasing the abandonment of anyone's homestead claim, as all assignments and transfers of the homestead right (until recommended from patent) are absolutely invalid, though, so far as the party consigning is concerned, such assignment may be deemed by the Dominion Lands authorities as evidence of voluntary abandonment.

Any person, however, whose homestead has been recommended by the Local Agent for letters patent (proofs of fulfillment of conditions having of course, been filed with him) may legally convey, assign and transfer his right and title therein. There is a book kept in the Department of the Interior for the registration, at the option of the parties interested, on payment of a fee of \$2.00, of any such assignment or legal assignable rights (proof of which must accompany the application to register) and the law holds every assignment so registered as valid against any other assignment unregistered or subsequently registered, even if previously made. Every assignment must, for the purpose of registration, be entirely unconditional.

Bounty land warrants, whether issued to men who have served in the Northwest Mounted Police or the militia force formerly performing duty in Manitoba, are accepted in payment of all land for the amount they represent, viz. 160 acres; but purchasers of warrants should be careful to see that the assignment to themselves, as well as all previous assignments, is duly registered at Ottawa. It is essential to its validity that the first assignment of a warrant should be endorsed on the document.

Land script, whether that issued to half-breed heads of families or of the kind granted to "old settlers" in the Settlement Belts, to extinguish certain claims, is of the same value as cash to the bearer, in any purchase of Dominion Lands, for the amount represented on its face.

Settlers who take up homesteads are required to become actual residents and improvers of their claim within six months from date of entry. In the case, however, of immigrants applying to the Minister of the Interior for leave to settle in the community, and shewing good cause, the Governor General-in-Council has power to extend the period to twelve months.

It is important in every case to make a homestead entry as soon as possible, because no patent can issue (as a free grant) until three years *from the date of entry* have expired; and it is essential to reside on the homestead and cultivate the same *continuously* in order that no delay may be occasioned at the expiration of the above period. Further, it is important because should circumstances require the settler to reside elsewhere, a continuous fulfillment of the homestead condition for twelve months would give him the right, under a special clause of the Act, to purchase such homestead at the current price of the adjacent government lands. The Department holds residence to have been "continuous," in the legal sense, notwithstanding the settler may have been absent from his homestead for a period not exceeding six months altogether in any one year of his occupation; cultivation must, however, have been carried on each season by himself or his representatives.

In the case, however, when a certain number of homestead settlers, embracing not less than twenty families, with a view to

greater convenience in the establishment of schools, churches, etc., ask to be allowed to settle together in a hamlet or village, the Minister may vary the requirement as to residence on, but not as to the cultivation of each separate quarter-section.

Land prospectors will act wisely in making sure that the land they propose to enter for is not already claimed in any way by a prior occupant. As a general rule, it will be found safer to take up land to which no legal or equitable claim is likely to be asserted than to go into disputed possession of a superior location. In the one case, the settler can confidently proceed with his improvements, in the other he will be hindered by the delay and uncertainty involved in obtaining a decision.

Purchasers of Land in Manitoba and the North-West territories that has been already patented from the Crown should never pay any portion of the price agreed upon without first satisfying themselves, by obtaining an abstract of title from the Registry Office for the Registration District in which the lands are situate, that no agreements, mortgages, judgments, or other incumbrances are recorded against it; also, that no arrears of taxes are due upon such property. It should also be remembered that, as the law attaches the greatest possible importance to priority of registration, no delay should be allowed to intervene between the signing of a deed and seeing that it is duly registered. A Registrar's fee in Manitoba for registering an ordinary conveyance is \$2.20: he charges 50 cents for a search, and for an abstract according to the number of the entries of documents affecting the property.

Persons travelling in the North-West are required to be particularly careful to extinguish their camp-fires before leaving them, so that the destructive consequences of prairie fire may be prevented. Should it happen, however, that a party of Prospectors are threatened by a prairie fire approaching them, and no other means of escape are available, the danger may be effectually prevented by setting fire to the prairie to leeward of the party, and moving the travellers, with their outfit, on the ground so burnt over.

In case of Prospectors losing their animals while camping in summer, it would be well to remember that oxen and horses invariably graze to windward, in order to avoid the flies.

It is amazing how many succeed in farming operations in the North West who had no practical knowledge of the business previously. Not a few seem to take to the business as a duck takes to the water. No great knowledge of farming is required to cultivate wheat, oats, barley, potatoes, etc., in a country where the virgin soil is ready for the plow, and where manuring is not required. Let me not be understood as conveying the idea that practical knowledge of farming is of no value. I simply state the fact that not a few have succeeded as cultivators of the soil in Manitoba who had no previous experience of farm work. These are doubtless persons who had an original aptitude for the business, and who set to work determined to succeed. The great advantage the experienced farmer has over the man who has no experience is that he knows how to preserve the quality of the soil by skilful rotation of crops, and thus keep it for a number of years in a condition to secure splendid crops, and that he knows when the work is well done, and how much should be done.

#### WHY DO FARMERS FROM THE OTHER PROVINCES GO TO THE NORTH WEST?

Not a few express astonishment that so many good farmers leave their properties in the other Provinces, and betake themselves to the West. Well the principal reason is obvious enough. For a sum obtained by the sale of their farms they can purchase splendid properties in the West, where the land is exceedingly rich, and where excellent returns can be had with far less labor and expense than from land which has been under crop possibly for a century. The West also affords facilities for providing for their families permanently.

But I have found that some of those who left other parts of Canada for the Western agricultural Eldorado had found that they had to endure privations on which they did not calculate. Man does not live by bread alone. He desires pleasant com-

panionship. He is pre-eminently a gregarious animal. The happiness of his life depends not entirely on what he may eat or drink, or on what clothing he may wear. His nature craves companionship and sympathy. He is made a better man morally and religiously by converse with good men. His life, let me add, without desiring to assume the functions of a spiritual teacher, is intended as a preparation for a higher sphere, and he ought not to overlook the elements necessary to fit him for that sphere. Now when one removes to the North West he loses a good deal, and gains a good deal. And a wise man will balance the pros and the cons, and act accordingly. When Lot removed to the plains of Sodom he lost more than he gained. But let the reader not imagine that I intend to insist on the propriety of the parallel. I refer to his case as one which illustrates strikingly the principle that mere worldly gain ought not in all cases to be a sufficient inducement to a man to leave country and kindred and lead a comparatively isolated and solitary life.

But it must be borne in mind on the other hand that the country in the West is fast filling up, and that the disadvantages I have indicated will be less every succeeding year. The Presbyterian Church in Canada and other denominations are making commendable efforts to supply pastors and teachers for the people of the North West, and time will supply the educational establishments which will put the region on an equal footing in this respect with the other Provinces of the Dominion.

#### THE INDIANS.

If any fat farmer who may read these pages is afraid to emigrate for fear he may be surveyed by Cannibal Indians with an eye similar to that which a hungry man directs to a sirloin of fat beef he may keep his mind easy. The North American Indians were never cannibals. They had abundance of game to supply their wants. Now they are quiet, law-abiding people as a rule in the Dominion, which in this respect presents a contrast to the United States. The aborigines of Canada have been and

now are well treated by the government. Hence we hear of no man-hunting excursions in Canada. They have their own territorial reserves, and are otherwise liberally treated.

#### CHIEF DRAWBACKS, ETC.

Having in the preceding pages said so much in favor of the North-West as a field for emigrants of the agricultural class, the question may be asked; what are the principal drawbacks, in the estimation of an Englishman or a Scotchman? There is in the first place bad roads. This is incident to the recent settlement of the country, but road metal is scarce. The roads, however, will be improved in time. In some districts the water is brackish and inferior, but as a rule, good water, and plenty of it, can be obtained by boring. Then the absence of trees is another very conspicuous drawback in the estimation of an old country man. But they can be planted, and will flourish. As to fuel, it will in a short time, be obtained at a very moderate rate. According to Professor Selwyn, the supply of coal is practically inexhaustible. Mr. G. M. Dawson, the government explorer, has figured exposures of lignite one foot, seven feet, and sixteen feet in thickness, in the Souris Valley, two hundred and fifty miles south-west of Winnipeg. Wood suitable for fuel exists on the river banks. The chief trees of the country are the aspen, maple, oak, elm, and many varieties of willow; and I may here remark that the strawberry, currant, plum, cherry and grape are indigenous. There are extensive peat bogs from which a supply of excellent fuel can be obtained.

The rivers rise as they do in other countries, after heavy rain, but there is little risk of destructive floods. These are happily few and far between. Destructive insects in vast clouds *rarely* visit the country. One may live for half a century in the country and not see them. There is no country in the world without a number of disadvantages, and the North-West has but a very limited share of them. The lightning is vivid, and the thunder much louder than in Scotland. In winter the roads are in splendid condition for some months, the solid snow forming a good bottom, and making travelling easy and agreeable.

Snow, instead of being as in Scotland, an obstacle to the conveyance of heavy loads is what the lumber man prays for; one or two feet is a positive blessing.

The best time to arrive in the country is during June, July and August. The new settler, as I have already said, should be in no hurry to settle. Let him spend a few weeks in the country, and the knowledge and experience acquired during that period, will be of great use to him in coming to a satisfactory conclusion as to permanent settlement.

Living is not very high in Manitoba. Beef in the City of Winnipeg, can be had in winter for three pence half-penny per pound, beef steaks at seven pence half-penny, butter sells in the shops at about a shilling a pound; eggs are dear in winter but moderate in summer.

Severe snow storms are, in the North-West called blizzards; they are very severe while they last. The cold is intense and penetrating, and if one is exposed, he requires all the warm clothing he can command to resist the cold, and secure any degree of comfort. In the vicinity of the Rocky Mountains, towards which the Railway is rapidly tending, the winters are comparatively mild. There the cattle remain in good condition through the winter, though they may have no shelter. They manage to get at the grass and continue in good condition all winter. As the country becomes peopled the climate will improve in winter. The settlers will find it for their interest to plant such trees as will afford shelter, and thus the very appearance of the fertile prairie will be greatly improved.

There is a glorious future in store for the North West. With abundance of coal, and the most fertile land in unlimited quantity, there can be no question as to the future greatness of the country.

#### IMMIGRATION.

The number of immigrants arriving in the North West is increasing—such increase being attributable to the measures which have been adopted to make its resources known. The number who arrived in the Dominion in June last (1883) was

twenty-eight thousand five hundred and eleven. The number reported for the previous five months of the current calendar year was seventy-one thousand two hundred and ninety-three—making a total of ninety-nine thousand eight hundred and four for the first six months of 1883. The number of immigrants who in the month of June went through Canada to the United States was twelve thousand one hundred and ninety-eight. The number previously reported for this year was twenty-five thousand three hundred and forty-three, making a total of thirty-eight thousand and forty-one for the six months as against forty-one thousand nine hundred and ninety-eight in the corresponding period in 1882; leaving the number of settlers in the Dominion for the six months ending on the Thirtieth June last sixty-one thousand seven hundred and sixty-three, as against fifty thousand four hundred and fifteen from the first of January to the end of June 1882.

#### RETURN TO TORONTO.—EXHIBITION OF CATTLE, ETC.

I returned to Winnipeg on the 2nd September, and spent some time in examining the city. There was then, and I presume there is now an amount of speculation in land and property, which will, through the recklessness of speculators, produce a reaction. Several building lots were shown me for which fancy prices were paid. There is a limit beyond which this kind of thing cannot go without leading to the ruin of not a few gamblers. I would advise any intending settler who may read these pages to be very cautious; let him be cool and not carried away by the rhetoric of some of the men who make speculation their business. A day of reckoning will come before the value of sites and lands adjoining the City reach their true normal value.

I arrived at Toronto on the 7th, and as I had been for weeks almost constantly travelling, felt the need of rest. At the hotel I met a friend whom I had not seen for twenty-seven years; we had a long conversation, and exchanged information as to events and persons. What changes have taken place during that period! We went to the Exhibition ground and had much pleasure in a



systematic and prolonged examination of all that was to be seen there. Here I saw fine specimens of cattle, sheep and pigs, etc. Some Canadian farmers have shown remarkable enterprise in the breeding of cattle. The most prominent among them is Mr. Cochran of Hillhurst. One cargo including forty short-horned bulls and heifers, and choice specimens of Coltswold sheep and Berkshire pigs, imported by this gentleman in 1870, is said to have cost him fifteen thousand pounds. American breeders of Short-horn cattle have now established a herd book of their own, and have been so successful in their efforts that already they have made numerous sales to English breeders at long prices. A sale by auction, took place on the 10th September, 1873, of the herd of Mr. Campbell, of New York Mills, near Utica, when one hundred and eight animals realized seventy-six thousand pounds sterling. Of these ten were bought by British breeders, six of which, of the Duchess family, averaged more than four thousand pounds, and one of them "Eighth Duchess of Geneva," was bought by Mr. Pevin Davies, of Gloucestershire, at the unprecedented price of eight thousand one hundred and twenty pounds! The quality of the cattle at the Toronto show astonished me. Here there were splendid specimens of the Durhams and Herefords, heavy and beautifully-shaped animals, developed to perfection. There were also good specimens of Scotch Polled Cattle. The cows of the Hereford breed are said not to be good milkers. The Ayrshire cows seem to take the shine, as milkers, out of all other varieties, but the Durhams and the Herefords are the cattle for the grazier.

The show of sheep could not be called fine in the estimation of an old country farmer. Here there were the Leicester, Coltswold, and fine specimens of Southdowns, besides other varieties.

The show of Horses struck me as excellent, equal to any I have seen in Scotland.

There was a good display of woollen fabrics. The Canadians are going strongly into manufactures. Cotton mills are being established; an extensive sugar refinery is in full operation in

Halifax, and another large establishment of the same kind is in course of erection there.

I left Toronto on the 12th September, and went to Montreal, which I left on the 17th for Quebec. The railway runs along the margin of the St. Lawrence River. We passed through a large number of poor settlements,—dry sandy soil—and bad farming. I returned to New Glasgow on the 20th, after having travelled over six thousand miles in forty-eight days. I rested for two days, and then resolved to pay a visit to

#### PRINCE EDWARD ISLAND,

which is a most interesting Province of the Dominion, and respecting which less is known than any of the other long settled sister provinces. I have looked over Encyclopædias, Gazetteers, and pamphlets issued for the information of emigrants, and have found very little interesting or solid information respecting the island. I shall therefore be excused as it is inhabited mainly by people of Scotch descent, for giving as extensive an account of it as the number of pages to which I am necessarily limited will permit.

I may here state that when in Nova Scotia I had the pleasure of being introduced to Mr. Duncan Campbell—a son of the late Revd. John Campbell, who was minister of the Congregational Church, Oban, for nearly half a century—who since his arrival in the country, about twenty years ago, has written histories of Nova Scotia and Prince Edward Island which have had a large circulation. Mr. Campbell gladly supplemented the information respecting the Island I collected during my visit, and gave me valuable facts regarding other portions of the Dominion.

Prince Edward Island is situated in the Gulf of the Saint Lawrence. When approached from the ocean it presents flat reaches of land, elevated a very little above the level of water on which it seems to rest peacefully. The length of the Island is about one hundred and forty miles, and its breadth in the widest part towards its eastern extremity is about thirty-four miles. It is separated from Nova Scotia by the Strait of Northumberland which is nine miles broad, between Cape Traverse

and Cape Tormentine. It is separated from the Island of Cape Breton by twenty-seven miles of water, and is distant from the nearest point of Newfoundland one hundred and twenty-five miles. During the winter the Island becomes ice-bound. The current which flows with great force between Cape Traverse and Cape Tormentine breaks up the ice into masses, which, when navigation is otherwise closed, admits of the conveyance of the mails, and a few passengers by means of an ice boat. I met a gentleman who gave me his experience of a passage across the Strait in the depth of winter. The service is maintained by the Government for the conveyance of the mails. The ice boats are built with flat bottoms having "runners" of iron, which admit of their being pushed along the ice. They are propelled in the water by four ordinary oars. On the occasion referred to three boats left, one having the "traps" of a commercial traveller in the boot and shoe line who carried samples. It was found impossible to get the boat containing the luggage over, and he was obliged to go back to await more seasonable weather. The two boats were manned each by five men. The day was a bitterly cold one, with a temperature about zero. The Strait, as I have said, is nine miles broad. It was so hazy that the opposite coast could not be seen. When the boats came to solid ice the men and passengers hauled them up on the ice, and dragged them to the next opening in the ice. The work was no easy one. When about half way across a young man, a farmer, and son of the mail contractor, who was returning to his wife and family from a visit to his parents on the Island, suddenly became pale and faint. The intense cold had seized his vitals. The boats made a halt. He was subjected to a process of rubbing but with no favorable result. It is a rule that the boatmen should carry no stimulating drink, as the passage is hazardous, and every man requires to have a clear head in order to avoid the blocks of ice which are being carried out to sea by means of the strong current; but the gentlemen who told me the story happened to have a flask of fine brandy, and produced it. The young man was a rigid teetotaler and hesitated to take the stimulant—but he was told that death might ensue if he did

not take a good dose of the medicine. His hands were colourless and his face palid, but the brandy produced an almost immediate change; it caused a quicker action of the heart and worked a marvellous change. He took a sandwich, and the crisis was over. As there were no means of keeping him warm available he would probably have perished but for the brandy. My total abstinence friends will admit that this was a case in which the use of strong drink was allowable. Had the man drank the same quantity in ordinary circumstances he would, "not being a seasoned cask" have been as "fu as a piper." As it was, my informant assured me, it had not the slightest effect on his brain, save that of restoring normal circulation, the very thing needed.

The boatmen are so careful and experienced that for many years no accidents have occurred on the passage between the mainland and the Island in winter. The only one of which I have heard took place in 1855.

In the month of March, 1855, a distressing occurrence took place. The ice-boat from Cape Tormentine to the Island, with Mr. James Henry Haszard, Mr. Johnson, son of Dr. Johnson, medical student, and an old gentleman—Mr. Joseph Weir, of Bangor—as passengers, had proceeded safely to within half a mile of the Island shore, when a severe snow-storm was encountered. The boat, utterly unable to make headway, was put about, drawn on the ice and turned up to protect the men from the cold and fury of the storm. Thus they were drifted hopelessly in the strait during Friday night, Saturday and Saturday night. On Sunday morning they began to drag the boat towards the mainland, and exhausted—not having tasted food for three days—they were about ceasing all further efforts, when they resolved to kill a spaniel which Mr. Weir had with him, and the poor fellows drank the blood and ate the raw flesh of the animal. They now felt a little revived, and lightened the boat by throwing out trunks and baggage. Mr. Haszard was put into the boat being unable to walk, and thus they moved towards the shore, from which they were four or five miles distant. On Monday evening Mr. Haszard died from exhaustion.

They toiled on, however, and on Tuesday evening reached the shore near Wallace, Nova Scotia, but unfortunately at a point two miles from the nearest dwelling. Two of the boatmen succeeded in reaching a house, and all the survivors, though much frost-bitten, recovered under the kind and judicious treatment which they received.

But I am moving too fast. I should have told how I got to the Island. I left New Glasgow on the 23rd of September, and took the train to Pictou—something like ten miles distant. Here I found a steamer waiting for the train passengers for Prince Edward Island. We had a pleasant passage of about four hour's duration, when we landed in Charlottetown, the capital of the Island. I put up at the Revere House, and found myself comfortably lodged.

Let me here say something respecting the history of this interesting Island, which is aptly called the Garden of the Lower Provinces. I would say that I give a very brief account of that history because it relates mainly to the land, and is therefore likely to prove interesting to farmers especially.

The Island was amongst the first discoveries of the celebrated navigator Cabot, and was by him named Saint John's Island, as indicative of the day of its discovery. It was not claimed by the British, and the French took possession. In 1713 it was ceded by the treaty of Utrecht to Queen Anne. It is almost amusing to observe the frequency with which what was then called Acadia, comprehending a considerable portion of the continent of America, and the adjacent Islands was tossed like a ball, by Britain and France, from the one to the other. After the fall of Quebec and Louisburg, Saint John was placed under the government of Nova Scotia. In 1764 the British Government resolved to have a survey of British North America executed, and the Island of Saint John was allotted to Captain Holland for that purpose. The late Judge Pope, of the Island—he died only a few years ago—a gentleman of remarkable intelligence, had the manuscript of the correspondence which passed between Captain Holland and the British Government at the time of the survey. Only a portion of it has been published. It is interest-

ing to note the account the Captain gives of the climate of the Island, which, written upwards of a century ago, is confirmed by present experience. He says respecting the climate: "The time of the setting in of the frost in winter, and its breaking up in the spring, is very uncertain. In general it is observed that about October there usually begins to be frost morning and evening, which gradually increase in severity till about the middle of December, when it becomes extremely sharp. At this time north-west wind, with small sleet, seldom fails. In a little time the rivers on the island are frozen up, and even the sea some distance from land. The ice soon becomes safe to travel on, as it is at least twenty-two to thirty inches thick. The snow upon the ground, and in the woods, is often a surprising depth, and it is impossible to travel except on snow-shoes. The Acadians now have recourse to little cabins or huts in the woods, where they are screened from the violence of the weather, and at the same time have the convenience of wood for fuel. Here they live on the fish they have cured in the summer, and game which they frequently kill, as hares and partridges, lynxes or wild cats, otters, martins, or musk rats,—none of which they refuse to eat, as necessity presses them. In the spring the rivers seldom break up till April, and the snow is not entirely off the ground until the middle of May. It ought to be observed that as Saint John is fortunately not troubled with fogs, as are the neighboring Islands of Cape Breton and Newfoundland, neither has it so settled and constant a climate as Canada. Here are frequent changes of weather, as rain, snow, hail, and hard frost."

The climate of the Island is most delightful during the summer and autumn.

As I have said the description of the winter climate as given in the above extract is most accurate. Strange that the Acadians should be under the necessity of eating wild cats, when by a little labor they could have good crops. But the Island is now in a condition for travelling of which the people living a hundred years ago had no idea. It is not only traversed by excellent roads in all directions, but has a railway owned by the

Dominion Government, which traverses it from the one end to the other. There is also capital regular communication with the main land by means of steamers.

In 1873 the Earl of Egmout, then first Lord of the Admiralty, presented a memorial to the king, praying for a part of the whole Island, to hold the same in fee of the Crown for ever. The Earl desired to live there, and having a family of nine children, wished a large slice of the land to be given them. He proposed to divide the Island into sections, each of which was to have a fortified castle, and to subject the population to regular military training. The Earl would seem to have assumed that Britain was to continue in a state of chronic hostility with other nations, and he wished to make the Island impregnable—in short a little kingdom, of which, he, himself was to be the ruler. The Government had sense enough to set the memorial aside, and his Lordship had spirit enough to decline a grant of a hundred thousand acres of the land, which the Government offered him as compensation for the trouble and expense to which he had been put in promoting the scheme to which we have alluded.

On the rejection of the Egmout scheme, the Government resolved to grant the Island to persons who had claims on the ground of military or other public services, and singular to relate the whole Island was granted in one day. The method of granting the lots was the following:—The Board of Trade ordered all petitioners for grants to appear before them personally or by deputy on the 17th and 24th June, and 1st July, 1767, in support of their respective claims. During these days after hearing parties, they selected those whose claims seemed preferable, and on the 8th of July the list was completed, and finally adopted. The balloting took place on the 23rd of July, 1767, in presence of the Board. The name of each applicant was written on a slip of paper or ticket, and put in the balloting box—the lots being granted in running numbers as they were drawn.

The grants were made to military men who had no idea of settling in the Island. Although it was stipulated that the grantees should settle their lots within ten years from the date

of the grants in the proportion of one person for every two hundred acres, the time passed with very little progress being made in the settlement of the Island. Although the population was very small a governor was appointed and a constitution granted. As proof that the great body of the proprietors were utterly indifferent to the engagements they contracted when they obtained their lands, it is only necessary to state that in only ten of the sixty-seven townships into which the island was divided were the terms of settlement complied with during the first ten years which had elapsed since possession was granted.

In 1798 the name of the island was changed to Prince Edward Island, after Prince Edward—afterwards Duke of Kent, and father of Her Majesty The Queen.

In 1803 there was a large importation of Highlanders, eight hundred of whom were brought by the Earl of Selkirk to his property. Many of these immigrants became successful settlers. Indeed gaelic is spoken in almost all parts of the Island, as it is in a number of the counties of Nova Scotia.

The ignorance which in our days prevails in the old country, respecting the American colonies, is not quite so deplorable as that which existed at the period of the island history at which we have now arrived. It may amuse the reader to learn what the celebrated Cobbett thought at this time of Prince Edward Island, as a home for emigrants, and of the kind of business that was prosecuted there: "From Glasgow," wrote Cobbett, "the sensible Scots are pouring out amain. Those that are poor, and cannot pay their passage, or can rake together only a trifle, are going to a rascally heap of sand, rock and swamp, called Prince Edward Island, in the horrible Gulf of Saint Lawrence; but when the American vessels came over with Indian corn and flour, and pork, and beef, and poultry, and eggs, and butter, and cabbages, and green pease, asparagus for the soldier, and other tax-eaters that we support upon that lump of worthlessness,—for the lump itself bears nothing but potatoes,—when these vessels return, the sensible Scots will go back in them for a dollar a head, and not a man of them will be left but bed-ridden



persons." If such are the doctrines which were taught to the people of Britain by men like Cobbett, what must have been the depth of ignorance respecting the North American colonies which pervaded the masses? The very articles which the islanders were prepared to export to the States, if an inlet for them were permitted, were the articles which the foolish grammarian imagined they were importing. He little thought that in the capital of this island of "rock" a cargo of whin-stones would find ready sale. Indeed one of the characteristics of the soil is its almost entire freedom from stones.

The Island was visited by the Prince of Wales in 1860. His Royal Highness was received with all due honour and cordiality. It is recorded that on passing through one of the squares of Charlottetown the procession halted for a moment opposite a platform on which were assembled upwards of a thousand children neatly attired, and belonging to the Sunday schools. When the carriage of the Prince reached the platform a thousand youthful voices united in singing the National Anthem, when the emotion of the Prince was such that he actually shed tears.

The mode in which the Island was disposed of led to great dissatisfaction on the part of the tenants on the land, and there was an interminable war between them and the proprietors. The proprietors had not fulfilled the conditions on which the land had been originally granted by the government. Commissioners had been appointed, in order to find a solution of existing difficulties, elaborate reports were made, but little progress was made until a commission sat, of which the Right Honorable Mr. Childers—now Chancellor of Exchequer—was Chairman, when an arrangement was made, by which the tenants might become on equitable terms proprietors.

In 1873 Prince Edward Island became one of the Provinces of the Dominion. The principal terms and conditions were the following:—that the Island should, on entering the union, be entitled to incur a debt equal to fifty dollars a head of its population, as shown by the census returns of 1871; that is to say, four millions seven hundred and one thousand and fifty dollars;

that the Island, not having incurred debts equal to the sum just mentioned, should be entitled to receive, by half-yearly payments in advance, from the general government, interest at the rate of five per cent. per annum on the difference, from time to time, between the actual amount of its indebtedness and the amount of indebtedness authorized; that as the Government of Prince Edward Island held no lands from the Crown, and consequently enjoyed no revenue from that source for the construction and maintenance of public works, the Dominion Government should pay, by half-yearly instalments, in advance, to the Government of Prince Edward Island, forty-five thousand dollars yearly, less five per cent., upon any sum not exceeding eight hundred thousand dollars, which the Dominion Government might advance to the Prince Edward Island Government for the purchase of land now held by the large proprietors; that in consideration of the transfer of the parliament of Canada of the powers of taxation, the following sums should be paid yearly by Canada to Prince Edward Island, for the support of the government and legislature; that is to say, thirty thousand dollars, and an annual grant equal to eighty cents per head of its population as shown by the census returns of 1871, namely ninety four thousand and twenty-one, both by half-yearly payments in advance, such grant of eighty cents per head to be augmented in proportion to such increase of population of the Island as might be shown by each decennial census, until the population amounted to four hundred thousand at which rate such grant should thereafter remain, it being understood that the next census should be taken in the year 1881. The Dominion likewise assumed all the charges for the following services:—the salary of the lieutenant governor, the salaries of the judges of the superior courts, and of all the district or county courts, the charges in respect to the department of customs, the postal department, the protection of the fisheries, the provision for the militia, the lighthouses, shipwrecked crews, quarantine, and marine hospitals, the geological survey and the penitentiary. The Dominion government also assumed the Railway, which was then under contract.

Although the Island appears extremely flat when approached from the sea, yet it is not really so. In driving through it a variety of pleasant scenery is presented. It is pre-eminently undulating in its formation, and the roads are on the whole excellent. The soil is evidently of marine formation, and is of a reddish hue in most parts. There are no rocks or stones as a rule. Boys playing on the beach would find it difficult to indulge in stone throwing. The soil may be described in general, as a light red loam, and in some places, approaches to tolerably strong clay. Where the soil is found dark it is an indication of richness, where white sand predominates the land is poor, and requires frequent manuring in order to produce fair crops. The quality of the soil before the Island was cleared was known by the kind of lumber it produced. Where maple, beech, black and yellow beech were found the quality might be regarded as good, where the roots ran along the surface, the soil was poor, for it is well known that roots actually go in search of necessary nourishment, just as the petals of flowers turn to the sun so as to enjoy its quickening and beautifying rays.

The coast, in many parts of the Island, abounds in what is called mussle mud, which is found in considerable depth, and which the farmer finds a practically inexhaustible store of excellent manure. It contains a large portion of lime, mixed with decayed shell fish, and produces excellent crops.

The Island produces oats and potatoes in great quantities, which are exported to the sister Provinces as well as to the United States, where a ready market is commanded at current rates. On account of the protective tariff of the United States the quantity now sent to that market is comparatively limited. The quality of the potatoes is, as a rule, inferior. This arises not from the absence of the properties in the soil, necessary to produce good potatoes, but from the want of proper seed. The farmer from generation to generation produces the same kind, and thus there is deterioration in the quality. It is rarely that the Island potato when boiled, is found with the skin broken and mealy in quality. It is usually soft and flavourless. There is the less excuse for this as there is direct communication with

the old country from which seed of good quality could be easily obtained. It seems to me that the soil of the Island is peculiarly adapted for the production of the favourite esculent. The soil on the undulations to which I have referred is comparatively dry and sandy, and with careful manuring a fine dry quality might be ensured.

There is capital shooting on the Island for some months of the year. There are few wild animals now. Bears, foxes, and wild cats are not numerous. But ducks and wild geese are abundant. In October and November geese are in great numbers on the creeks and rivers of the Island. When they come they are poor, but in a few weeks become fat by feeding on the roots of the grass which grows along the shore, and which they dig out of the mud and sand. The flesh is sweet, having no strong or fishy flavour. The Brant is a fine bird, and is found in great flocks. They do not leave so early as the geese. They remain generally till the beginning of June, when they collect in great numbers, and leave in a body within a couple of days. They return about the same time as the geese do, and remain till about the end of November when they go south. They never breed on the Island, but go to the coast of Labrador for that purpose.

There is verily no lack of fish. There is good trout fishing. And the Island is in the best position possible for prosecuting deep sea fishing. Lobsters are caught in great quantities on the coast, and there are factories for canning them for exportation.

#### CHARLOTTETOWN.

This is the capital of the Island. It is a town of about ten thousand inhabitants. The streets require consolidation and better side-walks, and the drainage is not what it should be. In summer there is no lack of communication with the continent, but in winter the visitors are necessarily very few, and very few of the Islanders leave their homes. There is a good deal of business done in the city. Some years ago there was a serious mercantile collapse which astonished many as the

mercantile standing of the capital of so fine an Island ought to be good. One of the banks failed, and much loss to many who could ill afford it was the consequence. But the normal business condition of Charlottetown is healthy.

There is a stock farm on the Island which I visited. Here I saw very fine animals. Great discrimination has been exercised in the selection of the stock, and there has been a manifest general improvement in consequence of the introduction of a superior breed of animals. This is, so far as I know, the only stock farm that is to be found in the Lower Provinces. The public money could not be applied to a more useful purpose, I feel convinced. The Government of Nova Scotia—I mean the Local Government—makes an annual grant to the Board of Agricultural, but more systematic and extensive action is required in this direction. Farming is carried on in Prince Edward Island in much better form than in Nova Scotia. Indeed I am justified, from what I have seen, in saying that Nova Scotia is far in the rear of Prince Edward Island and Ontario in farming operations. I have met with Nova Scotians who have said in excuse for bad farming that the Province is not adapted for it, than which no statement can be more absurd. I do not hesitate to say that Nova Scotia is better adapted for farming operations, as a whole, than Scotland, where the best system of farming in the world is said to be carried on. There is, for example, the Annapolis Valley in Nova Scotia, than which no finer tract of country can be found anywhere, and in other parts of the country equally fine land is to be found. Even the highest hills in Nova Scotia are, as a rule, capable of cultivation to their very summits.

In the Dominion educational institutions for instruction in practical farming would prove of incalculable value—where theory would be illustrated by actual practice. The stock-farm is of value as it is found in Prince Edward Island, but it requires new features to render it of still more extended practical value. Farming is, at present, in its infancy in the lower Provinces particularly. The agricultural productions of the country could be enormously increased in quality as well as quantity.

But to return to my story. I met with much kindness on the Island. I was driven by a Mr. McLean to a district called Belfast. I was entertained there by Mrs. McLean, a fine old Scotch lady, whose husband died a few years ago. He was, I was informed, an intelligent, shrewd Scotchman, and left his family in comfortable circumstances. The family are all industrious, and the farm well managed. I went to the Belfast Presbyterian church, and heard a good Gaelic sermon. The congregation was large. There were about one hundred and twenty horses and waggon in a grove in front of the church. Here there seemed to me to be peace and plenty all round. The great body of the people are Highlanders—that is to say, of Highland extraction, and speak the Gaelic language. I felt very much at home among them.

The Highlanders of Prince Edward Island seem to be far more skilful farmers than those of Cape Breton. The difference in this respect may arise from the fact that the land on Prince Edward Island is more easily cultivated, and that among the farming population there is proportionately a greater number of skilful agriculturalists to set a good example to their neighbours. Highlanders, when they are isolated from other people, are by no means distinguished for progress. They are too apt to follow their fathers' footsteps, and are certainly deficient in what I may term go-a-headedness. I found evidence of this fact in Nova Scotia and Cape Breton. But I found, also, the great characteristics of my countrymen, namely, hospitality and kindness of heart.

There is no lack of Churches on the Island. There are Presbyterians, Baptists and Methodists, and a large body of Roman Catholics. There are also what are called *Macdonaldites*. They can hardly be designated a distinct denomination, yet, they are separated ecclesiastically from all other denominations. The originator of this interesting body or sect was the Rev. Donald Macdonald. He was born in Perthshire, Scotland, in 1783. He was educated at St. Andrews, and was ordained a minister of the Church of Scotland, in 1815. He laboured in the Highlands as a missionary till 1824, when he emigrated to the

Island of Cape Breton. On that Island he remained two years and from there went to Prince Edward Island. He was a remarkable man. He is described by Mr. John F. Mellish, a native of the Island who knew him well, as one to whom the toil of travelling over the country and ministering to the destitute was the highest pleasure. The Highlanders flocked from all quarters to hear him preach. In barns, dwelling-houses, school-houses, he proclaimed his commission to eager hundreds. Here and there he organized his band of workers and ordained elders. As years rolled on, his interest in his great work increased, and great success crowned his efforts. Spacious and elegant churches began to take the place of rude shanties. His people grew in numbers, in wealth, in respectability, and in love for their minister. To have him as a guest, or to drive him from one of his stations to another, was the highest honor.

His eloquence was of a high order. Before commencing his sermon he generally gave an introductory address, in which he would refer to national, political, and religious questions of the day, and comment freely on them. His sermons were masterpieces of logical eloquence. He would begin in rather a low conversational tone; but, as he proceeded his voice would become stronger. Then the whole man would preach—tongue, countenance, eyes, feet, hands, body—all would grow eloquent. The audience would unconsciously become magnetized, convicted, and swayed at the speaker's will. Some would cry aloud, some would fall prostrate in terror, while others would clap their hands or drop down as if dead. Seldom has such pulpit power been witnessed since the preaching of Wesley, Whitefield and Edward Irving.

But it must not be supposed that the abundance of Mr. Macdonald's labour as a preacher prevented him from giving attention to study. Far from it. His intellect was too strong and too vigorous to rest. His pen was ever busy. He was profoundly read in philosophy. He was deeply versed in ancient and ecclesiastical history. He excelled in Biblical exegesis. No superficial thinker was he. The pen of no one but a master could produce his treatises on "The Millennium,"

"Baptism," and "The Plan of Salvation." He greatly admired the Hebrew and Greek languages. The Psalms of David, Isaiah's Prophecies, and Solomon's Songs were his delight. He was a graceful writer of English verse, an excellent singer, and played well on the flute. He published several collections of his poems and hymns. In the later years of his life one of his hymns was always sung at every service, set to some wild strain of his native Scotland, such as "The Campbells are coming," or "The Banks and Braes o' Bonny Doon."

To say that Mr. McDonald was faultless, would be to say that he was more than human. To say that, as a great moral reformer, he had no enemies, would be to say that he was a toady and a time-server. He was a brave man. He had strong self-reliance, and still stronger faith in God. He attacked vices with giant blows. Woe to the opponent who crossed his pathway! He had rare conversational powers. His spirits were always good. He knew the circumstances of every family in his widely-scattered flock, and remembered the names of all children. He had no certain dwelling-place, no certain stipend, and bestowed all he got on works of charity. He was rather below medium height, stout, and powerfully built. He was hale and vigorous-looking to the last. His dress, appearance, and manners always bespoke the cultured Christian gentleman. He was never married.

In 1861 his health began to fail rapidly. It was thought he would not recover. He wrote epistles to his congregations commending them to God. But he rallied, and was able, with varying strength, to labor six years longer. More than ever did his ministrations breathe the spirit of the Great Teacher. He was again brought low. He was at the house of Mr. McLeod, of Southport. He felt that his end was near,—that his life-work was over; and a great work it was. He had built fourteen churches; he had registered the baptism of two thousand two hundred children, and had baptized perhaps as many more not registered; he had married more people than any living clergyman; he had prayed beside thousands of deathbeds; he had a parish extending from Bedeque to Murray Harbor, and from



Rustico to Belle Creek ; and he had five thousand followers, more attached to their great spiritual leader than ever were Highland clansmen to their chief. But he was as humble as a child. To God he gave the glory for all. He retained his faculties, and was glad to see his old friends at his bedside. Many came from far and near to take their last farewell and receive the dying blessing of the venerable patriarch. He sank gradually, suffering no pain, and on Friday, the twenty-second of February, in the eighty-fifth year of his age and the fifty-first of his ministry, he breathed his last.

The place of interment was the Uigg Murray Harbor Road churchyard, eighteen miles distant from Charlottetown. The funeral was the largest ever witnessed in the colony. All classes united in paying the last tribute of respect to the honored dead. The cortege numbered over three hundred and fifty sleighs. As the great procession moved down through the country, at the roadsides and at the doors and windows of the houses might be seen old men weeping, and women and children sobbing as if they had lost a father ; and in the presence of a vast assemblage, near the church where his eloquent voice had so often melted listening thousands, and where he had so often celebrated at the yearly sacrament the Saviour's death, the remains of the Rev. Donald McDonald were laid to rest. A costly monument marks the spot.

Some of my readers may be disposed to complain of my inserting in a publication of this kind so long an account of the Revd. Mr. McDonald, but I am sure a remarkable minister's life—that of a man who preached in Gaelic with so much power and usefulness for so long a period will not be the least interesting and attractive part of this publication. It would be well for the cause of Christianity if many of our ministers were to work as earnestly as he did. When he spoke on the grand theme of the gospel it was with an energy and power which showed that his whole soul was in the work. It is no exaggeration to say that his orations on gospel themes resembled in pathos and power those of the Athenian orators, and I have devoted so much space to his valuable life because even among the large majority of

educated men in Scotland he is not known by reputation. It is no parody to compare him in preaching power (in the Gaelic language) to Chalmers, Whitefield, Wesley or Spurgeon. Those who had the pleasure and privilege of hearing him put him on a level with those referred to in the well-known lines of Milton:

" To the famous orators repair,  
Those ancient, whose resistless eloquence  
Wielded at will that fiercer democratic,  
Shook the arsenal, and thundered over Greece  
To Macedon and Artaxerxes' throne "

#### THE PRICES OF LAND.

No doubt my readers would like to know something respecting the prices of farms on Prince Edward Island, and in other parts of the Dominion which I visited. It is impossible to convey a proper idea of the value attached to the properties by the various holders who are disposed to sell. Some properties can be had at about one-half less than the amounts which are asked by others. A prudent purchaser will be in no hurry to determine where he ought to settle. He will patiently inquire, and travel from one district to another, and will thus be able to come to a sound conclusion. One thing is certain, that a farmer coming to any of the Province; can invest his capital to good account if he acts prudently, and looks well about him.

#### BRITISH COLUMBIA.

Although I did not visit British Columbia, which is the most western of the Provinces which constitute the Dominion, a pamphlet on the Dominion which contained no reference to so important a portion of it might be deemed incomplete. The Province has an area of about 220,000 square miles. The country is divided into two distinct parts, Vancouver Island and the Mainland. They were at first separate colonies, but were united in 1866 under the name of British Columbia, and in 1871 British Columbia became a Province of the Dominion. The population of this Province must be now about twenty-five thousand, excluding the Indians. The Assembly of this Province has granted liberal terms to intending settlers. Heads of families, widows, or single men of eighteen years of age and upwards can obtain free grants

east of the Cascade range of mountains, or of 160 acres in other parts of the Province. The settler selects his own land, records it in the office of the District Commissioner, the fee being eight shillings, and at once enters upon occupation. After two years occupancy, and certain conditions as to improvements have been complied with, a conveyance will be made at the expense of only a pound, so that a farm of 320 acres may be obtained in a beautiful country for about thirty shillings!

Professor Macoun in his reports bears testimony to the fact that fish is most abundant in British Columbia. From the boundary line to Alaska there is not a bay, ford or river that is not teeming with fish. Salmon are caught in great numbers, both in spring, summer and autumn. Last spring large quantities of fish were being caught at New Westminster for export. An establishment for the canning of salmon has been started there, and it is to be hoped that this is the beginning of a very prosperous business. Salmon ascend the Fraser all the way to Stewart's Lake, which they reach about the month of August; they likewise ascend the Skenna into the Babine Lake, and are caught by the Indians and Hudson Bay Company's people and dried for winter's use. The salmon of Babine Lake are both larger and fatter than those caught in Stewart's Lake, and are therefore brought across to supply Fort St. James with food in winter.

#### CONCLUDING REMARKS.

I have endeavoured to give such information as I have been able to collect regarding the Dominion during my peregrinations. I have taken up however, briefly, a variety of subjects which I trust have not been treated at such length as to weary the reader. I have already expressed my conviction that the stream of emigration from Britain to the Dominion will be vastly increased as the resources of the country become better known. There can be no question as to the wisdom of emigrating to Canada in cases where there is a struggle for existence in the old country. The farmer who can realize a capital of three to four hundred pounds can invest it in the Dominion with not only the prospect but almost the certainty, if he be faithful to God and to himself.

of attaining to a degree of comfort in the new world which is beyond his reach in the old. He will, of course, require for some years to work hard; but in so working he is improving his own property, and making permanent provision for his wife and family; and his sons will find on every hand, if they prove true to themselves, chances of success in agricultural life, which they have not in the old land. They will not require to work harder, even at the outset, in their new home than they now do. The drawbacks incident to a new country are trifling compared to the advantages presented by ultimate independence.

What it may be asked, are the prospects of the farmer in Scotland? The rents have been hitherto high. The succession of bad harvests which we have had, and the importation of large quantities of grain have tended to place not a few honest, hard-working men in a trying position. It is true the owners of the land have, in not a few instances, made allowance, by way of a temporary reduction, for the altered circumstances of the tenants. There are some landlords, however, who have the Shylock like disposition of insisting on the pound of flesh, because the stern conditions of the leases allow it; but perseverance in the same course may place such men ultimately in a position similar to that in which the noted Jew found himself. There is a point beyond which even legal oppression cannot be carried with impunity.

It does not become me to be dogmatic in offering advice where it is not solicited, but it will be the duty of farmers—a duty which they owe to themselves as much as they owe to their families—to deliberate as to the action which they ought to take when, on the termination of their leases, they are at liberty to give up their farms. The question seems to be in many cases whether it is better to continue to make a bare living in Scotland, or to remove elsewhere, and attain to independence. There was a time, and that not very remote, when a voyage to America was considered to include a life-long severance between those that remained and those that left. Men not very far advanced in years can remember the painful scenes which occurred at parting; but steam has effected a great change. A week's travel

lands one on the American continent, and this world may be said to be brought by means of steam and the telegraph to its proper dimensions in the estimation of its inhabitants—a world in extent so insignificant as compared with many of the sister worlds which revolve in the immensity of space. A telegraphic flash describes its entire circumference in the twinkling of an eye. Now a Highlander in Inverness can say to a brother Highlander in Halifax in a glass of "Long John" if pure water is not at hand "Here's to you, Donald," and can have the response "Thank you Thomas," in less than no time! Verily time and space are as nearly as possible annihilated. The inhabitants of the world have become more cosmopolitan in their feelings. Love of country continues in all its natural intensity in the bosom of every true Scotchman, but a departure to the antipodes is now regarded with less concern than a journey from Glasgow to London was considered a century ago.

When the Highlands began to be converted from small holdings, held by devoted clansmen, into extensive sheep "ranches," to adopt a Canadian term, it was hard to be compelled to leave the land of brown heath and shaggy wood, and to depart for a far-off region where one was deemed as separated for ever from his country and kindred, and where hardships were to be endured, and difficulties encountered, in the absence of the sympathy and companionship of relations and friends. Not a few journalists make light of the hardships which the Highland emigrants at the close of the last century and beginning of the present had to endure, when they were forced, through circumstances, to land on the shores of America. To these hardships I have already alluded in referring to the early settlement of Pictou in Nova Scotia. How would the gentlemen who make fun of the profound sympathy of such a manly and tender-hearted patriot as Professor Blaikie with the grievances of the Highland crofters, relish a journey of thirty or forty miles over bake and brier with a load of potato seed on their shoulders? Thank God, Highlanders can emigrate now, and if they be able bodied industrious men, can work their way to independence without the

trials to which their fellow countrymen who formerly emigrated to America were subjected.

As I trace these lines there is news to the effect that the British Government has resolved to organize a scheme of emigration to the North-West in order to relieve the sufferings of the Irish people. This is the very best means which could be adopted for that purpose. Temporary relief avails little. It mitigates the evil for a season, but is not productive of permanent benefit. By removing the starving able-bodied portion of the population to the North-West their condition will be permanently improved—they will be put, in fact, in a position not only to make a living, but to make their families comfortable. In Ireland as well as in the Highlands and Islands of Scotland there are thousands of crofters who are eking out a miserable existence—who may be truly said to be in a chronic state of destitution, without any prospect of a change for the better if they continue to reside where they are. It is for the interest of the State that such people should be provided for in the sense of putting them in a position to improve their condition, and thus prevent the possibility of their becoming a burden to the tax-paying community. In the Dominion there is ample room for tens of thousands of industrious men and women who, instead of acting as drags on the countries in which they are now located, will help to build up another important portion of Her Majesty's Dominions.

The days of high rents and oppressive restrictions such as those of which the appendix to this publication presents an example are numbered. The system of Landlordism as it now stands in the United Kingdom cannot continue. The intelligent farmers of Scotland, in particular, will be quick to appreciate the undoubted advantages of transferring their capital, and labour which is also *capital*, to countries which present such inducements as are furnished in the Dominion of Canada. It is not at all likely that they will continue much longer to pay high rents, and the other burdens attached to land tenantry, when they can in a few days reach a region where the soil is so rich as to require no manure, and tracts of valuable land can be ob-

tained, for a very moderate sum, which would constitute an estate of no mean rank in Scotland.

In concluding this publication it is impossible for me to give the names of all the gentlemen to whom I stand indebted for remarkable kindness experienced during my travels. Some of them I have already mentioned in my narrative. To Mr. Newson of Prince Edward Island I am much indebted, and also to Mr. Lawson, the Editor of the Patriot newspaper. I had the pleasure of being introduced to Bishop McIntyre—a fine specimen of the Highlander—who was extremely kind. Mr. James Reid, farmer, Black Point, near Pictou, showed me much attention, and rowed me across to a small island called Roy's Island. I am also much indebted to Mr. Wilson, of Pugwash, Nova Scotia, who was extremely kind, and whose society I much enjoyed. I may state that I had much pleasant intercourse with the Rev. Mr. Cumming, of Stellarton, and the Rev. Mr. Scott, of New Glasgow, on agricultural matters, and that these gentlemen seemed as well versed in the subject as if their life had been devoted to the business. I also met Mr. J. H. Sinclair, Barrister, New Glasgow, with whom I had pleasant and profitable intercourse. I had the pleasure of being introduced to the Rev. Dr. Patterson, one of the Presbyterian ministers of the County of Pictou. He has published a standard History of the County, and other able works. I have to thank him for some interesting facts which I have embodied my work.

My son, Daniel M. Fraser, Agent of the Pictou Bank, New Glasgow, Nova Scotia assumed the responsibility of publishing this work, but my notes have been attentively perused, and my suggestions and reflections rigidly adopted. Any further information required by intending immigrants will be cheerfully given by my son or myself on application.

## APPENDIX.

---

As this Pamphlet will be read by many farmers in the Dominion as well as in Scotland, I have deemed it proper to attach as an appendix, the copy of general conditions and regulations which the tenants on the property of a gentleman in Inverness-shire are required to sign; and I also produce the copy of a lease, which gives a specimen of the conditions imposed on Scotch tenants by their landlords. The farmers of the Dominion may well thank their stars that no such restrictions are imposed upon them--that they can shoot, cut timber, and exercise the utmost freedom in other respects on their own property, no man daring to make them afraid.

I wish it to be distinctly understood that this specimen of the restrictions to which farmers are subjected is not intended as reflecting, in the slightest degree, on the character of the landlords to whose property they apply, but as simply illustrative of the general conditions attached to land tenure in Scotland.

---

### ARTICLES, CONDITIONS, AND REGULATIONS

REGARDING

FARMS, LANDS, AND GRAZINGS

ON THE

ESTATE OF

*Situate in the United Parishes of-----County of Inverness,*

BELONGING IN PROPERTY TO -----

ARTICLE I. No Tenant shall have the power of assigning or subletting without the special consent of the proprietor or his successors. In the event of any of the tenants becoming bankrupt, the lease shall thereby be held to be forfeited; and it shall be in the power of the proprietor, or his foresaids, to remove the tenant so becoming bankrupt at the term of Whitsunday next ensuing after the bankruptcy, or at any subsequent term of Whitsunday, and that in the same manner, and to the same effect, as if no lease existed.

II. All minerals, mines, quarries, and building stones, are reserved, with liberty to search for and work the same, without the tenant's con-



sent he being entitled to only surface damage for any arable ground that may be injured by the said operations, according to the valuation of two arbiters, to be mutually chosen by the proprietor and tenant; or, in the event of their differing in opinion, by an oversman, to be named by the arbiters it being a condition that, in all cases, the arbiters shall name their oversman before entering on the consideration of the subject matter submitted. In order to carry off the water from the higher grounds, the proprietor reserves the power of cutting ditches or drains through the adjacent lower grounds, in such a manner as he, or his foresaids, may see proper, and that without being liable for any loss or damage that the tenant may thereby sustain.

III. The proprietor reserves to himself and his foresaids the fishings and shootings over the lands let, and the right of letting them to a tenant, as he or they may see fit. The tenants are particularly prohibited from killing game or poaching, either on the estates of the proprietor, or on the neighboring estates, and from harboring poachers; such of the tenants who shall either be guilty of poaching themselves, or of harboring poachers, shall thereby forfeit all right to their leases, and shall be liable to be removed from their farms and lands at the first term of Whitsunday next after incurring the said forfeiture, besides being liable for a penalty of five pounds for every offence.

IV. The proprietor reserves to himself and his foresaids the right to cut and carry away trees and brushwood growing on the lands let, and without liability for any claim for damage; also the right to inclose and plant trees, on any of the grounds let, at such times as he or his foresaids may see proper, the tenant being allowed compensation for the loss of ground thereby occasioned, according to the valuation of arbiters, or an oversman chosen as aforesaid. The tenants are prohibited from injuring the wood growing on the lands let, and the fences enclosing the same, and they are required to preserve as much as in their power lies the said wood and fences.

V. The tenants shall be bound to observe and follow the rules of good husbandry in the management of their arable lands; and, at the expiry of their respective leases, to leave their lands in such a good state of cultivation as to enable the incoming tenants at once to pursue a regular rotation of cropping. In particular, they are never to take more than two white crops in succession, nor shall they be entitled to break up land which has not lain two years in grass. If any of the tenants shall contravene the regulations contained in this article, and labor the lands in a different course, it is provided that such tenant shall, for every acre cultivated differently from what is here stated, pay an additional rent of one pound, and this additional rent shall be understood to be, not penalty, but pactional, and shall be payable yearly, at the term of Martinmas, along with the rest of the year's rent. The tenant on no account to seed corn and straw, but to consume all the straw upon the farm. Where there are common drains, the tenants shall be bound to clean them out annually, or to pay the

expense thereof the time for beginning the work to be fixed by the ground officer.

VI. For the encouragement of improvements, in the way of reclaiming waste lands, or otherwise increasing the arable grounds, it is provided that, in cases where the proprietor or his assigns shall see fit to grant his or their special consent, every tenant shall be bound to add to his farm such portions of the waste ground, and trench and drain the same in a sufficient manner, the extent of such waste ground to be agreed upon between the proprietor or his assigns and the tenant; and of the ground so agreed upon, the tenant shall be obliged to improve one third within the first seven years of the lease, one third within the next seven years, and the remaining third two years before the termination of the lease, for which improvement the tenant will be allowed at the end of his lease such remuneration as may be agreed upon, provided the clauses aforesaid are strictly adhered to, otherwise no remuneration will be allowed.

VII. The burning of mires must be carried on according to law. In no case shall burnings be allowed except on small portions in one season, and in one place, and in such manner as shall be authorized by the proprietor or his assigns; and his or their leave for burning any part of the mires must in all cases be first asked and obtained, under a penalty of one pound sterling for each offence, exclusive of damages.

VIII. The proprietor reserves to himself and his assigns all the peat mosses, with power to regulate and subdivide them as circumstances may require, and the tenants shall cast their peats and fuel in the allotments set apart for them severally, carrying the baulks equally forward without pottings, and laying the new turf close on the part of the moss previously cut, otherwise they shall be liable, in the option of the proprietor, to a penalty of one pound for each deviation from this mode of cutting. The same amount of penalty shall be exacted for cutting turf in any place, or for any purpose, without the express permission of the proprietor. No tenant shall be allowed to sell or give away peats cut on the property, under a penalty of ten shillings for each load.

IX. The tenants shall be bound, at all times during their leases, to have their respective holdings fully stocked with sheep or cattle belonging to themselves; and they are prohibited from grazing sheep or cattle belonging to others, without the express consent of the proprietor; but, in every case, the stock on the place must be understood to be liable for the rent, irrespective of the question to whom it belongs.

X. The proprietor reserves to himself and his assigns full power to straighten or otherwise alter all marshes between farms on his own estate, or between himself and other heritors; and also power to settle all questions that may arise regarding the said marshes; and the gain or loss which any tenant may thereby sustain (when of any considerable consequence, but only in that case) shall be added to or deducted from his rent, according to the valuation put on the same by

two arbiters, or an oversman, to be chosen as aforesaid. With the view of shortening or preventing controversies between his tenants in regard to the boundaries of their respective holdings, the proprietor reserves to himself or his foresaids, or to his or their factor for the time being, power to interfere, with or without the tenant's consent, when such differences arise, and to say how the boundaries lie, in which decision, so to be made, the parties are hereby bound to acquiesce without giving further trouble.

XI. The proprietor and his foresaids shall have full liberty to alter, make, and repair such roads, and in such manner as they shall think necessary and proper, through the ground leased, and to take therefrom all materials necessary, and that without giving any deduction from the rent, or allowance of any kind upon that account, unless corn to grass fields, or enclosed grounds, are injured thereby, in which case the damage to the crop of that season shall be allowed, according to the valuation of arbiters, or of an oversman, chosen as aforesaid. The tenants shall be bound yearly, at the sight of the ground officer to improve and repair the roads leading to their respective houses, and repair also the roads leading to the peat-moss.

XII. The several tenants shall be held to be thirled and astricted to the mill or mills of the estate, and to grind thereat all the corn, the growth of their respective farms which they may have occasion to grind, and to pay the usual multures and dues for the same. They will be bound, when required, to assist in building, repairing, or thatching the said mill, the mill lead, mill-road, and in bringing home mill stones, and to perform the other services usual and appertaining to mill thirlage. They shall also be bound to pay their several proportions of the price of mill fanners, and of the extent of replacing or repairing the fanners when required. It shall be optional for the proprietor or his foresaids in all cases, to get the work of the services mentioned in this article done by estimate, or otherwise, and to collect from the several parties liable the amount of expenses thereby incurred, in the proportions of the amounts of their several money rents.

XIII. The tenants shall be bound to receive the houses and dykes on the several farms as they may stand at the term of entry, without any obligation on the part of the proprietor to enlarge or repair the same, and they shall further be bound to build such houses and steadings to their different farms as the proprietor or his foresaids shall deem necessary, and according to the plans to be submitted by them, and for which houses and steadings the tenants shall, at the expiry of their several leases, have such an allowance for meliorations as may be agreed upon, the value and condition of the houses to be ascertained at the end of the lease, by valuers mutually chosen.

XIV. The tenants, in addition to their money rents, shall be bound to pay fox-hunter's dues, if such a person is employed by the district, in the proportions to be fixed by the different proprietors of the district.

XV. With regard to cottars, it must be particularly understood that they are to keep no sheep on the pasture, and that no additional cottars' houses shall be built without the special consent of the proprietor or his foresaids, or the factor on the estate. It is also understood that no divots or *feal* are to be cut for houses, by any of the tenants or cottars, save and except the covering immediately before the thatching of them with straw or heather. The proprietor and his foresaids reserve to themselves the power of removing any obnoxious cottars, whether agreeable to the tenant or not.

XVI. As the River Findhorn and several mountain burns intersect and pass through and by several of the farms on the estate, the tenants to whom such farms are let shall be respectively bound, as far as lies in their power, to protect their farms from the encroachments of the said river and burns, that is to say, by attending to any damage that may be done in sufficient time, so as to prevent greater damage.

---

COPY OF A LEASE ON AN INVERNESS-SHIRE ESTATE,  
MAY, 1871.

The tenant is to get possession of the Kailyard and Break of Land for fallow and green crop on the first of March, and to the houses and pasture, and second year's grass on the twenty-sixth May, and the Break of Land under hay of first year's grass at Lammus, and to the land under grain crop at the separation of the crop from the ground - all in the present year (1871). On the other part the tenant binds and obliges himself and his heirs, successors and executors, whomsoever, to pay to the said proprietor, his heirs and his successors, on said entailed estate, in name of rent, one hundred and twenty pounds sterling yearly during the currency of this lease, and that at the terms of Martinmas and Whitsunday, by equal portions, beginning the first term payment at the term of Martinmas (1871) and the next term payment at Whitsunday thereafter for crop 1872, and so on half-yearly during the currency of this lease, with a fifth part more of each term's payment of liquidate penalty in case of failure, and interest at the rate of five per centum per annum of said rent, from the respective terms of payment till paid. And, further, the said tenant binds and obliges himself and his foresaids to pay to the proprietor yearly, the sum of a penny sterling for each pound of rent for schoolmaster's salary, and the like sum for road assessment, to be paid in equal portions at the same terms as the rent; and the said lands and subject are set subject to the following rules and articles, and conditions, viz:

I. The tenant must reside personally with his family on the farm, and always have a sufficient stock thereon, and the arable lands on the farm shall be cultivated and managed agreeably to the rules of good husbandry, either in a five or seven course shift or rotation of cropping, and for that purpose the tenant shall be bound to lay out the farm at

the sight and to the satisfaction of the proprietor, or some person appointed by him, in five or seven fields or breaks, whenever thereto required by the proprietor or his factor. And he shall be bound to the mode of cropping, and to adhere strictly to these rules during the currency of this lease, and leave the land under the same shift at his removal. And if the tenant shall deviate therefrom he shall be bound to pay three pounds sterling of additional rent for every acre he shall cultivate in a different manner, not only for the year he shall make such deviation, but during the whole remaining years and crops of this lease, besides being liable for damages for mis cropping. And that there may be no misunderstanding as to what is meant by a five shift course or rotation, it is hereby described to be as follows, viz: The ground broken up from grass shall be cropped the first year with wheat, barley or oats; the second year it shall be followed or cropped with a drilled green crop, being first properly cleaned and sufficiently prepared and dunged; the third year it shall be cropped with barley, wheat or oats, along of which shall be sown a sufficient quantity of rye, grass, and clover seeds, but wheat is taken after grass, it shall not be allowed after fallow or green crop, as no more than one wheat crop is allowed in the course of said rotation, and the fourth and fifth year the land shall be in grass. The first year's grass only shall be cut for hay. And the seven course shift is in like manner declared to be as follows: first year, wheat, barley or oats, after grass; second year, oats or peas; third year, drilled green crop; fourth year, oats or barley, and grass seeds; fifth, sixth and seventh, all under grass and under such restrictions as in the five shift course.

II. The tenant shall be bound to consume all fodder and straw grown on the farm by his cattle, except the hay and the way-growing crop, and lay on the ground the whole he dung made on the same, and on no account to give away or sell any of the fodder or dung, and he shall be obliged to leave the whole dung made upon the lands after the green crop or fallow of the former year shall have been sown and carefully gathered together for the use of the proprietor or incoming tenant, to whom the same shall belong in payment of the value thereof, as the same shall be ascertained by persons mutually chosen by the parties. And the tenant at entry shall, by like valuation, be obliged to take the dung which may be on the farm and pay the outgoing tenant therefor. Declaring that if the tenant shall sell or give away any of the said fodder or dung he shall be bound to pay to the proprietor five shillings sterling for every thrave of straw, and the like sum for every cartload of dung sold or given away; and at outgoing, the tenant shall further be bound to give the breadth of land which fails to be in fallow or green crop the year of his removal, at least one sufficient ploughing before the twenty-fifth of December preceeding.

III. The tenant shall be bound to allow the proprietor or incoming tenant to sow grass seeds along with his last crop, and he shall be bound to harrow and roll in the same - he giving notice of the time he would wish this to be done, so as not to injure the crop, to which the

other party shall be bound to attend. It is declared that the incoming tenant or proprietor shall have it in his option to take or hold the outgoing tenant's way-going crop at the fair's prices of that crop, the quantity to be ascertained either by estimation on the ground or by proof from the stock, previous to stacking, due allowance being made by the proofman for converting the same into marketable grain, the straw being allowed to the incoming tenant for harvesting the crop; but if the proprietor or incoming tenant shall fail in giving notice in writing as to taking the grain crop as aforesaid on or before the first July, the outgoing tenant, in that case, will be entitled to dispose of it in such way as he may think fit. It is also declared that the proprietor or incoming tenant shall be bound to pay to the outgoing tenant for the break of land left by him for fallow green crop, such rent per acre as paid by him for the rest of the farm, with seven shillings per acre additional for ploughing the autumn preceding his removal, and said tenant shall be bound to pay the rates in respect of the fallow ground on the farm. And the proprietor or incoming tenant shall be entitled to take from the outgoing tenant, at valuation, the whole break of the first year's grass on the farm, providing he shall declare his intention in writing to do so before the first day of June, in the year of the tenant's removal; but failing thereof, the outgoing tenant shall be entitled to the grass for pay, or otherwise dispose of it as he may think proper.

IV. It is further hereby declared, that the whole house and dykes belong to the proprietor, and that they are to be valued to the tenant at the announcement of his lease, and that as the tenant is to pay no meliorations at entry, he shall be bound to keep the houses, dykes, hedges, drains and ditches, made or to be made, around or upon, or within the farm hereby let in good repair during the currency of his lease and leave them in that condition, and of undiminished value at his removal, or if deteriorated, ordinary tear and wear accepted; and in case the said tenant allow the said houses, dykes, drains, ditches or hedges to fall into disrepair during the currency of this lease, the proprietor, or those acting for him, shall be entitled to put the same into sufficient repair, and to charge the tenant with the expenses thereof, the workman's discharged accounts being sufficient vouchers for the same. And all march dykes, hedges and ditches shall be kept in repair at the joint expenses of the tenant whose farm they divide. The tenant hereby declares himself satisfied with the houses, roads, dykes and fences as being in the state in which the proprietor is bound to put them; and he discharges the proprietor and his heirs of all claims on account of any obliged insufficiency or inadequacy. The tenant whose arable farm and pasture lands are in the immediate neighbourhood of any of the plantations on the estate, the fences of which are insufficient, must, if he keep sheep, put fences in such a state as to prevent the sheep from getting into the plantation. Further, the tenant shall be bound to insure his houses against fire to the extent of the heritor's trustory and appraisement, in the joint names of himself and the proprietor, and

report the receipts for the premiums of insurance annually when he pays his Whitsunday half year's rent; failing the tenant doing so he shall be obliged to pay any damage that may arise from fire. The tenant shall on no account be allowed at the expiry of the lease, or his removal, to injure, destroy or carry away any doors, windows, locks, hinges, partitions or fixtures of any kind, or any part of the houses on his farm, on the ground or pretence of such articles having been furnished, or of such house or houses having been erected at his own expense and of his not getting value for the same, or otherwise.

V. In case it shall be found necessary, or judged proper to make any alterations on the farm by dividing comanty, straightening marshes or exchanging lands with neighbouring proprietors or tenants, the proprietor shall have power to do so; the tenant shall be bound and acquiesce therein, and the variation thereby occasioned in his rent, whether increased or diminishing shall be determined by men mutually chosen by him and the proprietor, or those acting for him at the time.

VI. In the event of the landlord agreeing to erect any new buildings or fences on the said farm at any time during the currency of this lease, the tenant binds and obliges himself and his foresaids to perform all the carriage of materials for so doing from any place agreed upon by the landlord, and not more than 12 miles distant from the farm houses.

VII. The landlord hereby reserves power to remove any cottars belonging to the tenant without assigning any reason for so doing, and in his option without the tenant being a party to the removing. The tenant shall not be allowed to build huts or houses for cottars on his farm without the consent and approval of the landlord: but declaring that in event of any of the occupants of the cottars' houses situated on the said farm, excepting those on the commonry, becoming troublesome to the said tenant, he shall have the power, with the consent of the said proprietor, to remove the said occupants, or any of them, and in the event of occupants of said cottars' houses, with the exception foresaid, dying during the currency of the said lease, the said tenant shall have a right to the said cottars' houses, as part of the subject hereby let, and that from and after respective deaths of the said occupants.

VIII. The tenant shall be bound to protect the woods in the neighbourhood in so far as his family and servants are concerned, and neither to cut, injure nor carry away any part of the same, under a penalty of £5 stg. for every offence. This penalty to be exigible over and above the value of the wood so cut, injured or carried away.

IX. The tenant shall have liberty of casting, winning and leading peats for the use of his family and servants on his farm from such moss or mosses, or parts thereof, as the proprietor or his factor, or moss-grieve, shall set apart for him from time to time. And, with such allotments he shall be obliged to rest satisfied, whatever the farmer's practice or usage may have been. He shall also be obliged to cast his

peats in a regular manner on the allotment so set apart for him, carrying the banks regularly forward, without potting, and laying the turf taken off the surface regularly down on the peat bag, with sward upwards, and to keep his peat bags free from water by cutting ditches or channels where necessary, to allow the water to run off. The tenant, if he shall sell peats, shall be excluded from the moss, besides being liable to damages.

X. The proprietor or those acting for him at the time shall further have power to divide commonies and make such other arrangements as to any hill or muir ground attached or belonging to the farm as he or they shall think fit or consider for the advantage of the estate, and he or they shall also be entitled to plant any part of such hill or muir ground or let the same to tenants for cultivation or tillage on allowing the tenant such compensation or deduction of rent for the ground so taken as shall be fixed by men mutually chosen; but the proprietor or those to whom he may let, shall be obliged to enclose the ground so taken for planting or cultivation to prevent any annoyance to bestial of the tenant on the adjoining pasturage.

XI. The tenant is prohibited from cutting up any of the surface of the ground for compost, fuel, turf or divest, except on such parts of his farm as shall be set apart for that purpose by the proprietor or those acting for him at the time, and is strictly prohibited from burning heather or any part of the subject hereby let, without the written permission of the proprietor or those acting for him; and if he contravene this condition he shall forfeit and pay £10 stg. for every offence or contravention along with the first year's rent falling due after the discovery thereof, and that over and above paying all damages that may arise from any burning of heather, for which damages the tenant is hereby held responsible. And the tenant is also prohibited from keeping a public house or selling beer or spirituous liquors either with or without a license, without the special consent of the proprietor so to do, and which consent when given he shall at any time be entitled to recall without assigning any reason for so doing.

XII. The proprietor reserves to himself the whole game of every kind on his estate, as well as deer, roe, rabbits and wild fowl, and also the fish in the lochs, rivers and burns upon and bounding on his property, with liberty to himself and others having his leave and permission to hunt, shoot, fish and sport thereon, at all times and seasons without being liable for any damages therefor, and that notwithstanding any modification or alteration which may hereafter take place in the game and land laws now existing, the game and other laws as aforesaid to be binding—but to be exercised so as not to injure the tenant's crop; and he also reserves to himself and to sportsmen shooting over the grounds the right of having their horses pastured on the hills and wood ground attached to the farms thereby let, but only where the proprietor or sportsmen are engaged shooting; and the tenant hereby binds himself and his aforesaid that he, his family, his servants shall during the cur-



rence of this lease protect the game on every part of the farm hereby let, that they shall drive off therefrom all persons who shall at any time be found poaching or in any way interfering with the game, and that they shall give information against those who attempt to destroy any kind of game on the said farm, and that under a penalty of twenty shillings each proving connivance with or concealment of the names of persons acting; and the proprietor further reserves all woods, mines, minerals, coals, quarries of stones, limestone, marl and fossils of every description within the bound of his estate with liberty to manufacture and work such pits, build houses, work and use the same at pleasure, and for that purpose make roads or railways and erect other necessary works on the lands, the tenant being always entitled to such surface damages and abatement of rent on that account as may be determined by men mutually chosen by the parties. But that for arable land only; and the proprietor reserves the use as he pleases of all springs and streams of the water. The proprietor also reserves power to shut up or alter roads or make new roads or railways through any part of the lands either for the general intercourse of the country or the accommodation of any particular farm on the estate, and to plant hedges along the fences on sub-divisions and around the yard or gardens on the farm without making any allowance to the tenant, and which planting the tenant shall be bound to preserve: In the event of a railway being constructed through any part of the farm or lands hereby let, it is provided that the tenant shall not be entitled to claim compensation for the lands that may be hereby used beyond an abatement from his rent in proportion to the rent paid for the whole lands hereby let, but declaring that in accepting surface damages to be allowed for roads or railways to be made to the advantage that may accrue therefrom to the tenant shall be considered.

XIII. In the event of the said tenant failing to implement any of the conditions and obligations foresaid as far as incumbent on him after the expiry of one month after being required in writing to observe and fulfill the same, as in this lease and all following thereon, it shall be in the option of the proprietor to eject and remove him from his possession by summary proceedings before the judge ordinary of the bounds.

XIV. It is hereby expressly declared and provided that in case the tenant shall become bankrupt or execute a trust for behoof of his creditors or shall possess these lands nominally or account to others for the produce of the same, or if he allows sequestration to be applied for and obtained for payment of his rent, then this tack shall, at the option of the proprietor become null and void at the term of Whitsunday next succeeding any of the said events. And the landlord shall at the said term have at his option the power to resume possession of the whole premises, and if need be to remove the tenant therefrom by summary proceedings before the judge ordinary of the bounds. Lastly, both parties consent to the registration thereof for preservation and execution to witness whereof.